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Executive Summary Report

Appraisal Date 1/1/2003 - 2003 Assessment Roll

Area Name / Number: Central Sammamish Plateau / 69

Previous Physical Inspection: 1997

Sales - Improved Summary:

Number of Sales: 1197

Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2002 Value	\$119,800	\$298,300	\$418,100	\$430,700	97.1%	11.03%
2003 Value	\$121,000	\$308,500	\$429,500	\$430,700	99.7%	6.38%
Change	+\$1,200	+\$10,200	+\$11,400		+2.7%	-4.65%
% Change	+1.0%	+3.4%	+2.7%		+2.8%	-42.16%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -4.65% and -42.16% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2002 Value	\$126,100	\$278,200	\$404,300
2003 Value	\$128,300	\$291,600	\$419,900
Percent Change	+1.7%	+4.8%	+3.9%

Number of improved Parcels in the Population: 6334

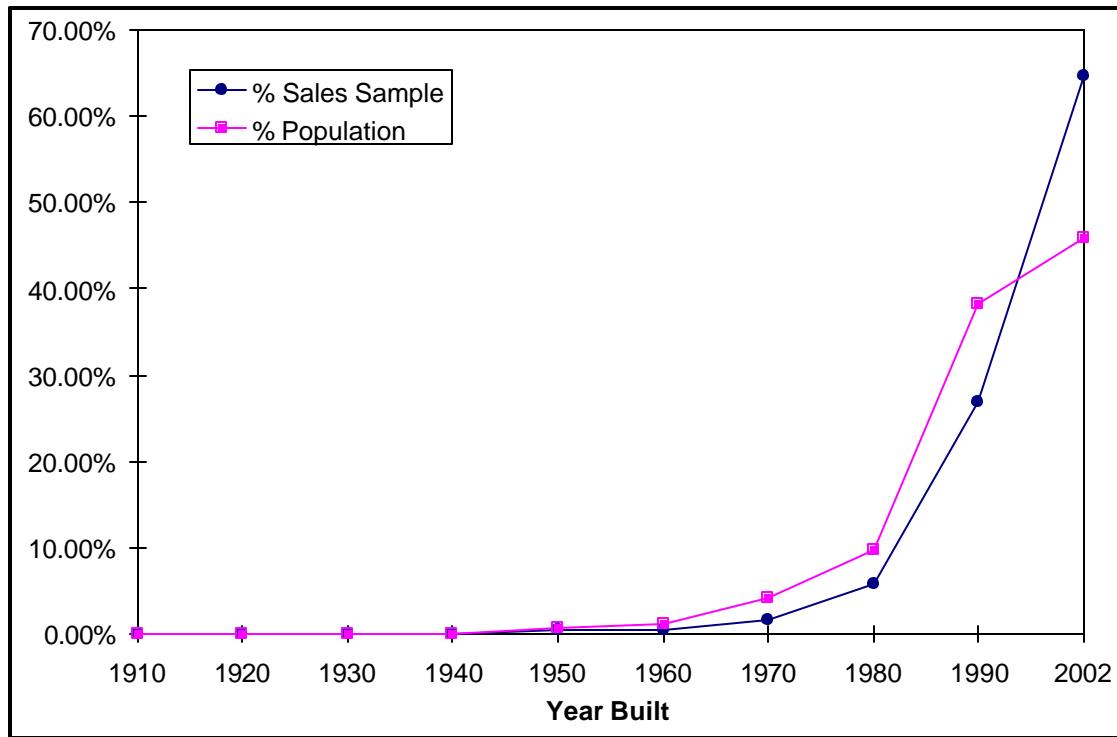
The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2002 or 2003 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2003 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample			Population		
Year Built	Frequency	% Sales Sample	Year Built	Frequency	% Population
1910	0	0.00%	1910	1	0.02%
1920	1	0.08%	1920	2	0.03%
1930	0	0.00%	1930	4	0.06%
1940	1	0.08%	1940	8	0.13%
1950	5	0.42%	1950	39	0.62%
1960	6	0.50%	1960	69	1.09%
1970	20	1.67%	1970	272	4.29%
1980	70	5.85%	1980	621	9.80%
1990	322	26.90%	1990	2414	38.11%
2002	772	64.49%	2002	2904	45.85%
	1197			6334	

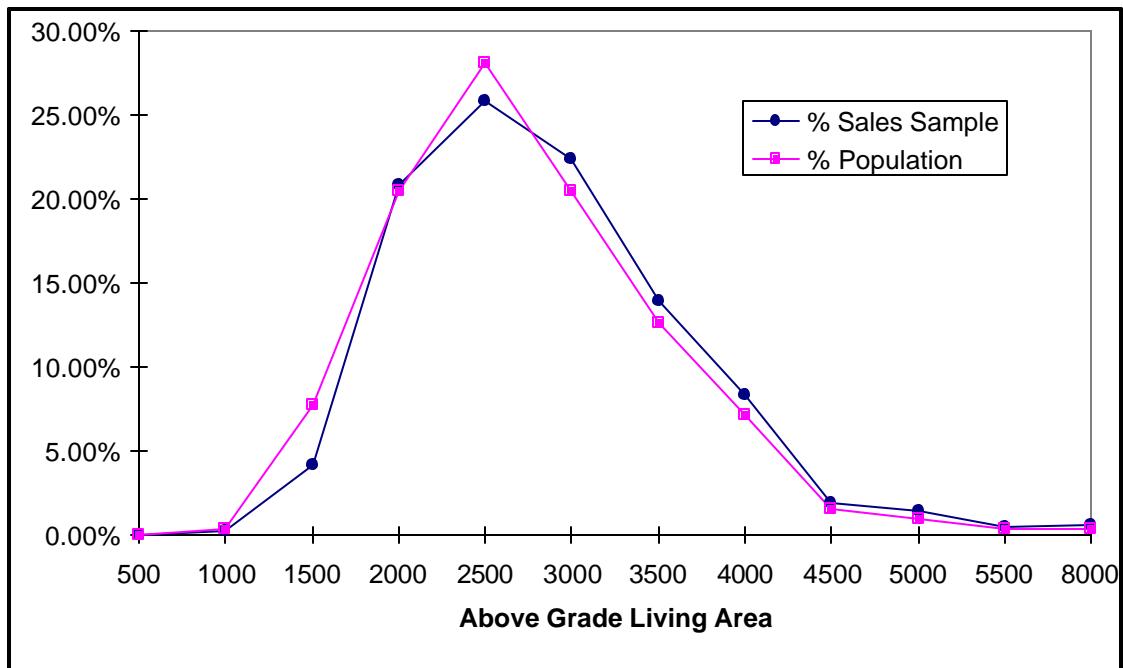


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	3	0.25%
1500	49	4.09%
2000	250	20.89%
2500	309	25.81%
3000	268	22.39%
3500	166	13.87%
4000	100	8.35%
4500	23	1.92%
5000	16	1.34%
5500	6	0.50%
8000	7	0.58%
	1197	

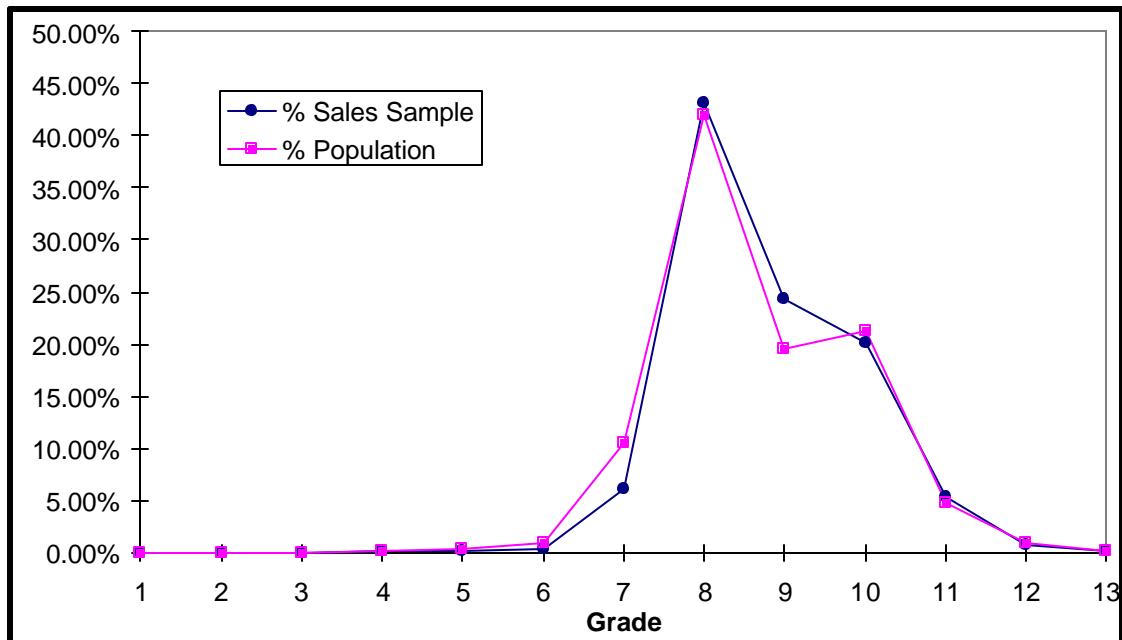
Population		
AGLA	Frequency	% Population
500	1	0.02%
1000	21	0.33%
1500	489	7.72%
2000	1297	20.48%
2500	1776	28.04%
3000	1300	20.52%
3500	802	12.66%
4000	452	7.14%
4500	94	1.48%
5000	60	0.95%
5500	21	0.33%
8500	21	0.33%
	6334	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

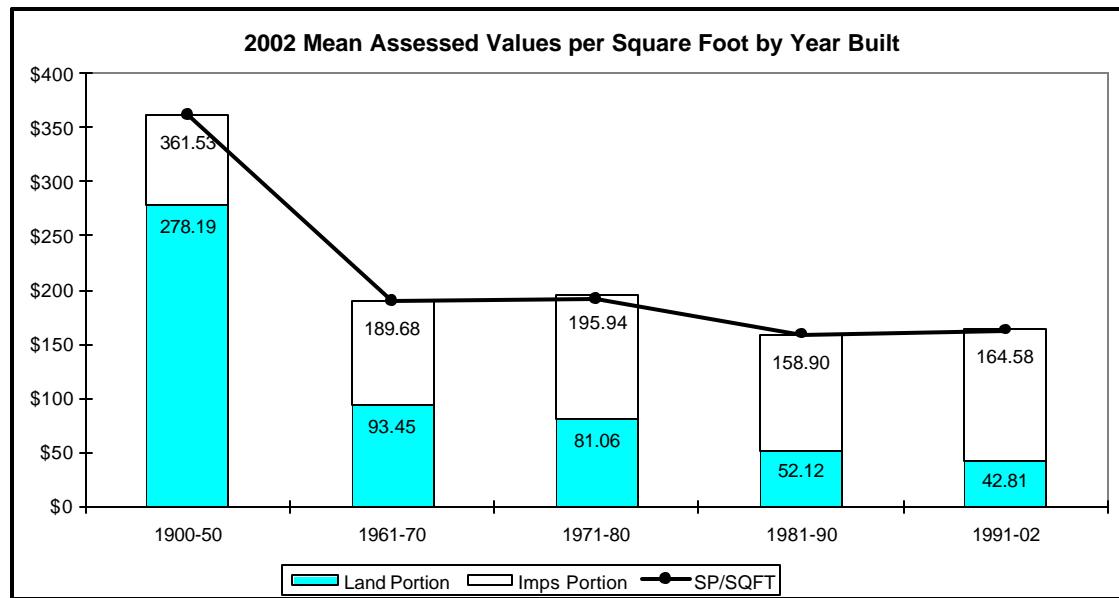
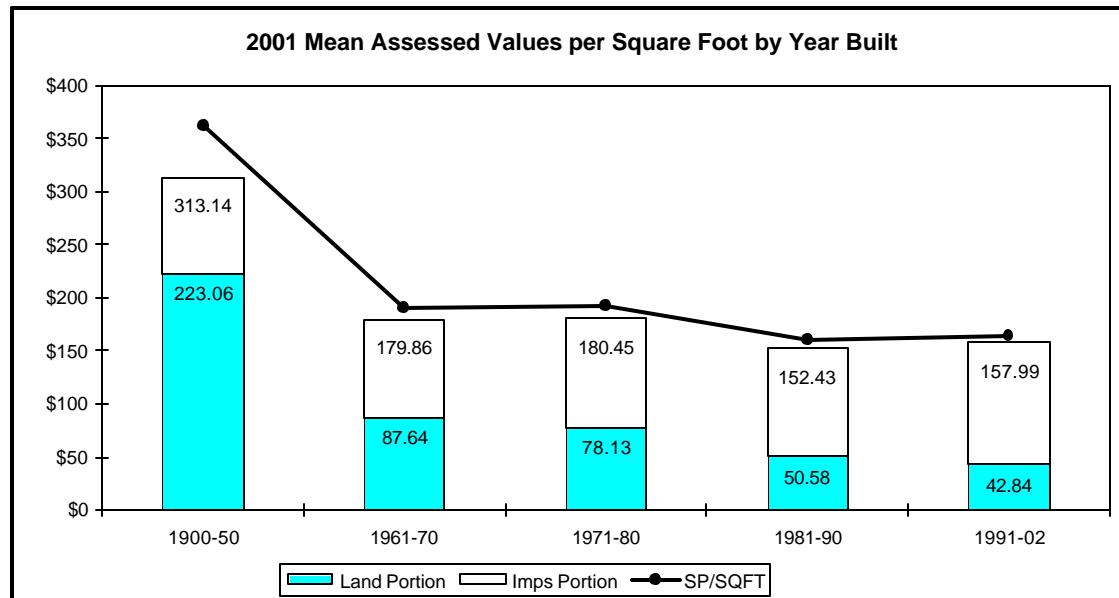
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	1	0.08%	4	3	0.05%
5	1	0.08%	5	14	0.22%
6	3	0.25%	6	52	0.82%
7	72	6.02%	7	669	10.56%
8	516	43.11%	8	2655	41.92%
9	291	24.31%	9	1236	19.51%
10	240	20.05%	10	1349	21.30%
11	63	5.26%	11	301	4.75%
12	9	0.75%	12	51	0.81%
13	1	0.08%	13	4	0.06%
	1197			6334	



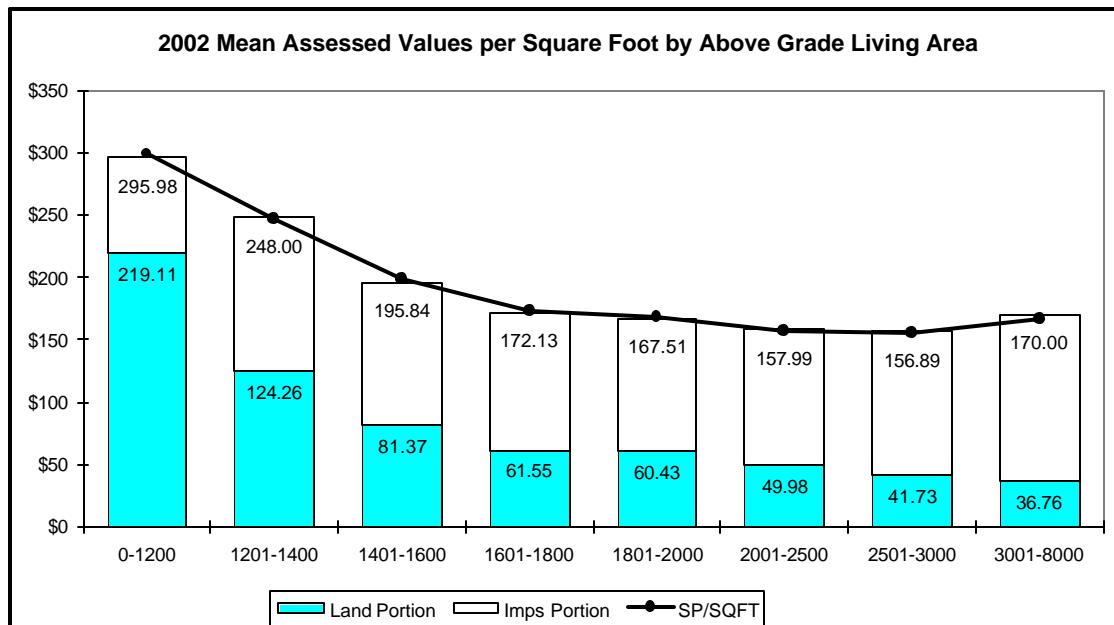
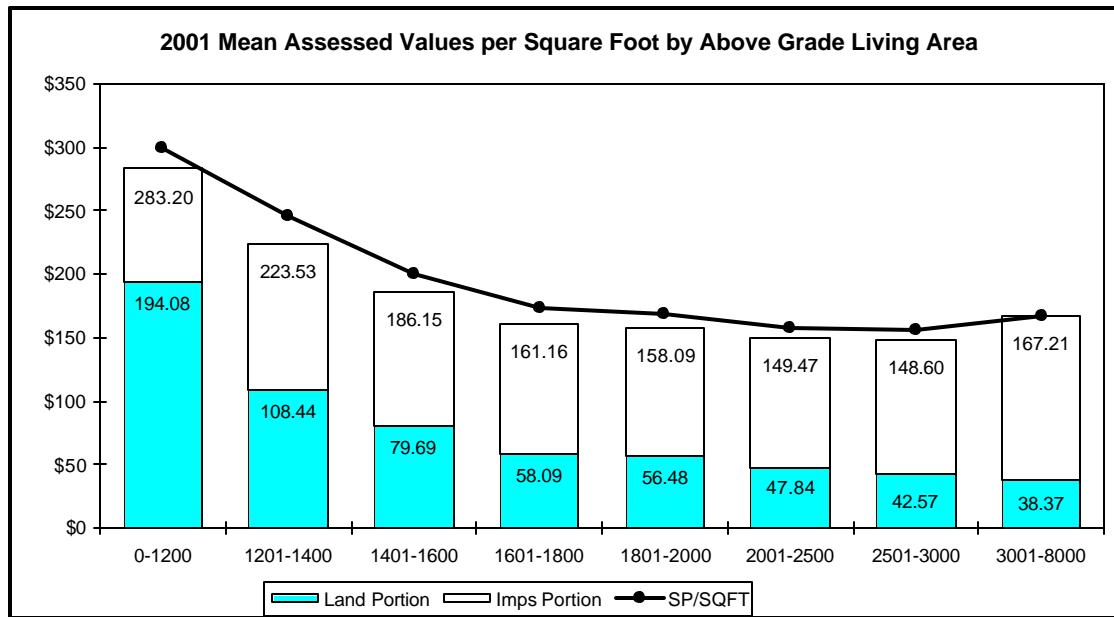
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2002 and 2003 Per Square Foot Values by Year Built or Year Renovated



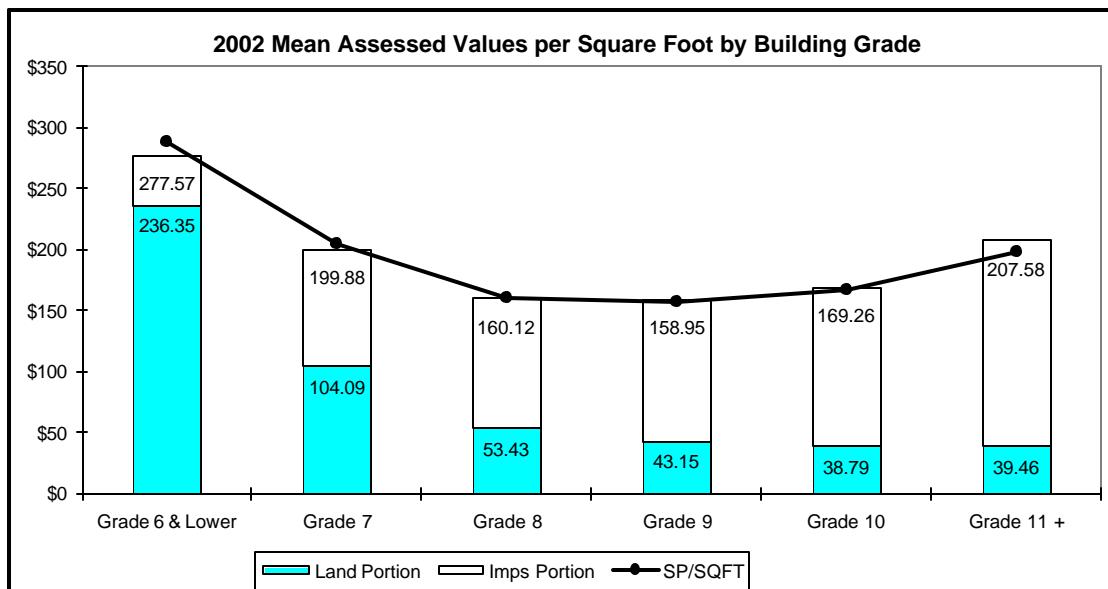
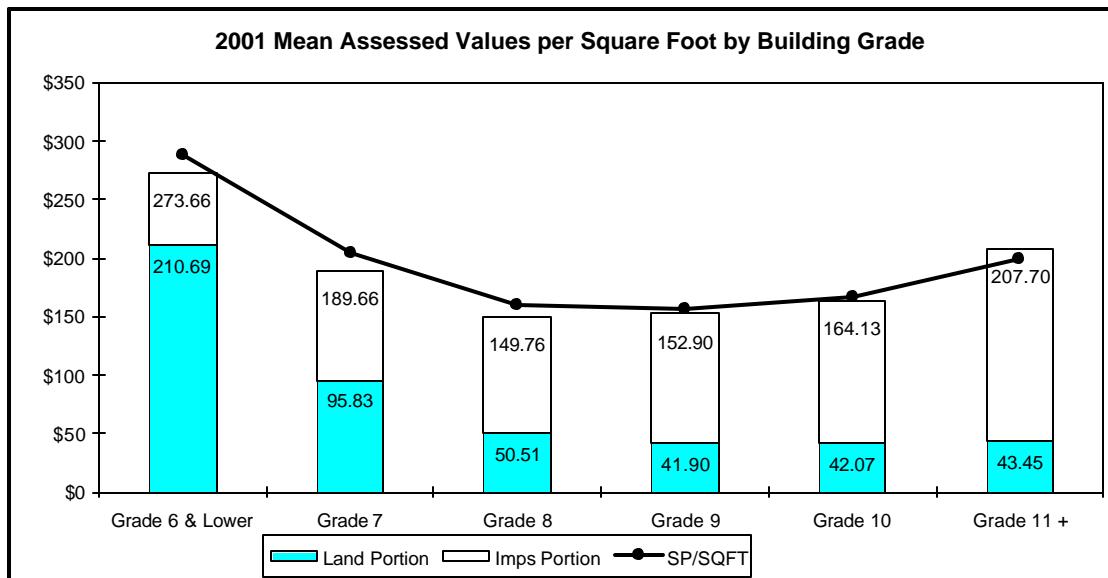
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2002 and 2003 Per Square Foot Values by Above Grade Living Area



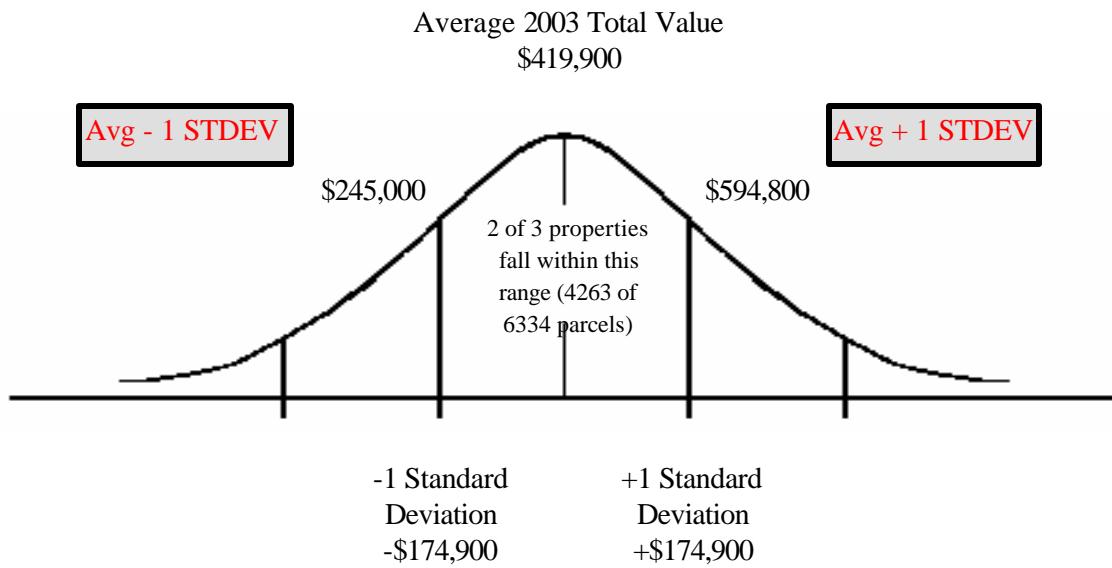
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2002 and 2003 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2002 or 2003 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2001 through 12/2002 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Area Name: Central Sammamish Plateau

Boundaries:

This area is bounded on the north by SE 8th Street; on the west by 212th Ave SE; on the south by SE 40th Street, Pine Lake Road and Issaquah/Fall City Road and on the east generally by the Redmond/Fall City Road.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 69 is located on the Sammamish Plateau just east of Lake Sammamish. It includes large platted areas, most notably the Klahanie development, as well as unplatte and waterfront on Pine and Beaver Lakes. Most of the parcels are within the boundaries of the City of Sammamish but a few are still under the jurisdiction of King County. The quality of the homes generally range from grade 7 to grade 11 with the majority in the grade 8 range (almost 45%). Most were built since the 1980's but few go back to the early 1900's. Property values generally range from \$245,000 to \$595,000 (plus/minus one standard deviation). Many of the homes around Pine and Beaver Lakes are being extensively remodeled or torn down for new improvements. A number of new developments are being built and existing developments are being built out adding significantly to the number of new homes. Part of the area has sewer available (mostly the platted areas) with the unsewered areas requiring larger lots for the septic systems. The area is experiencing rapid growth primarily due to the proximity to I-90 and easy access to major employment centers.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2003 recommended values. This study benchmarks the current assessment level using 2002 posted values. The study was also repeated after application of the 2003 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 11.03% to 6.38%.

Scope of Data

Land Value Data:

Vacant sales from 1/2001 through 12/2002 were given primary consideration for valuing land. As more and more land is developed, the number of vacant land sales declines. As a result, it was necessary to utilize sales from area 35-2 which adjoins area 69 to the north to get good representation in all land categories.

The platted areas are mostly fully developed and very few land sales exist for them. They were valued primarily using land sales from competing areas and the Land Allocation technique.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

Land is valued as if vacant and available for it's highest and best use. There are about 6334 total parcels (vacant and improved) in area 69. Due to continuing development, less vacant land exists and fewer land sales are available for analysis. As a result it was necessary to utilize land sales from area 35-2 which adjoins area 69 to the north. Sales from area 35-2 were also utilized to help develop the allocation tables to value land in platted areas.

Tax lots were valued by analyzing the sales and developing base lot values for lots up to 15 acres. Often large lots will sell with at least pre-plat approval which means the number of potential sites has been determined. The selling price for these parcels is considerably higher than that of raw land and is usually soon followed by the development of the new plat. However, the large parcels in this area were valued as raw land, and thus a lower valuation, unless the parcel was known to have at least pre-plat approval.

The adjustments to the base land values are listed in this report and were developed using matched pair analysis.

Pine and Beaver Lakes had a number of land sales which were additionally supported by sales of improved properties which had the improvements removed after the sale. The sales indicate that little difference in land value exists between Pine and Beaver Lakes. The land sales also indicate that the previous land values for the waterfront were considerably low resulting in a larger amount of the value being placed on the improvement. This was due to a lack of sales during the previous valuation to determine the value of the waterfront. With the increase in the land values, the improvements do not have to carry as large a proportion of the value resulting in a decrease in the improvement value for a number of the waterfront properties. A few of the waterfront sites sold that are considered to be unbuildable indicating a market and establishing a base value for these properties. These properties will gain value in the future as the sewer system is expanded.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

Tax Lot Base Values

Tax Lot Size	Value	Lot Size	Value
11,000 square feet	\$100,000	5.5 acre	\$366,000
22,000 square feet	\$115,000	6 acre	\$390,000
33,000 square feet	\$130,000	6.5 acre	\$414,000
1 acre	\$145,000	7 acre	\$438,000
1.25 acre	\$162,000	7.5 acre	\$462,000
1.5 acre	\$174,000	8 acre	\$486,000
1.75 acre	\$186,000	8.5 acre	\$510,000
2 acre	\$198,000	9 acre	\$534,000
2.25 acre	\$210,000	9.5 acre	\$558,000
2.5 acre	\$222,000	10 acre	\$582,000
2.75 acre	\$234,000	10.5 acre	\$606,000
3 acre	\$246,000	11 acre	\$630,000
3.25 acre	\$258,000	11.5 acre	\$654,000
3.5 acre	\$270,000	12 acre	\$678,000
3.75 acre	\$282,000	12.5 acre	\$702,000
4 acre	\$294,000	13 acre	\$726,000
4.25 acre	\$306,000	13.5 acre	\$750,000
4.5 acre	\$318,000	14 acre	\$774,000
4.75 acre	\$330,000	14.5 acre	\$798,000
5.0 acre	\$342,000	15 acre	\$822,000

Plat Base Values

Sub	Plat Number	Plat Name	Number Parcels	Value Range
5	030500	Audubon Park Div 1	69	\$114,000
5	030501	Audubon Park Div 2	49	\$114,000
5	054910	Bartells Pine Lake Sites	20	\$121,000 - \$453,000
5	062940	Beaver Lake Estates	92	\$115,000 - \$125,000
5	062950	Beaver Lake Park	30	\$110,000
5	062960	Beaver Lake Woods	19	\$145,000
5	062980	Beaverdam Div 1	62	\$250,000 - \$340,000
5	062981	Beaverdam Div 2	160	\$115,000 -

Sub	Plat Number	Plat Name	Number Parcels	Value Range
				\$175,000
5	160459	Claremont	39	\$110,000
5	184240	Crestwood Forest Div 1	5	\$115,000
5	184241	Crestwood Forest Div 2	5	\$115,000 - \$130,000
5	188810	Danbury Div 1	11	\$120,000
5	188812	Danbury Div 2	15	\$130,000
				\$110,000 - \$558,000
5	217750	East Shore Beaver Lake	39	\$100,000
5	253750	Field Rush	19	\$110,000 - \$130,000
5	255330	Firtree Meadows	77	\$95,000 - \$100,000
5	278210	Glen at Redford Ranch	28	\$130,000 - \$143,000
5	300140	Hahnee	8	\$105,000
5	357000	Indian Acres	20	\$120,000 - \$130,000
5	417870	Lancaster Ridge	12	\$160,000 - \$264,000
5	422125	Laurels	14	\$110,000
5	540650	Meadow at Redford Ranch	77	\$95,000
5	561150	Moonshadow Estates	27	\$105,000 - \$115,000
5	572650	Murmuring Firs	19	\$115,000
5	670585	Pennington	41	\$100,000 - \$110,000
5	679020	Pine Acres	25	\$115,000 - \$120,000
5	679070	Pine Brook Meadows	45	\$110,000 - \$135,000
5	679090	Pine Grove	21	\$100,000 - \$115,000
5	679095	Pine Hill	23	\$100,000 - \$222,000
5	679099	Pine Lake Glen	13	\$110,000 - \$115,000
5	679100	Pine Lake Heights Div 1	100	\$120,000
5	679101	Pine Lake Heights Div 2	30	\$115,000 - \$120,000
5	679105	Pine Lake Estates	47	\$100,000 - \$110,000
5	679110	Pine Lake Highlands	58	\$110,000 - \$120,000

Sub	Plat Number	Plat Name	Number Parcels	Value Range
5	679115	Pine Lake Meadows	23	\$130,000 - \$222,000
5	679120	Pine Lake Park	32	\$100,000 - \$115,000
5	679170	Pine Lake Woods	8	\$114,000 - \$158,000
5	679510	Pinecrest	60	\$99,000 - \$650,000
5	684330	Ponderosa Trails Div 1	17	\$85,000 - \$130,000
5	684331	Ponderosa Trails Div 2	13	\$122,000 - \$130,000
5	697994	Quailcrest	16	\$115,000 - \$145,000
5	716760	Ravinhill	12	\$115,000 - \$125,000
5	719780	Redhawk	21	\$85,000 - \$120,000
5	721572	Renaissance Div 1	202	\$100,000 - \$125,000
5	721573	Renaissance Div 2	98	\$95,000 - \$115,000
5	730020	Ridge at Pine Lake	55	\$125,000 - \$150,000
5	769180	Seneca	16	\$95,000 - \$100,000
5	809980	Sunny Hills Estates Div 1	88	\$125,000 - \$142,000
5	809990	Sunny Hills Estates Div 2	50	\$115,000
5	812010	Sunridge Estates	21	\$115,000 - \$145,000
5	812350	Sunrise Park	16	\$96,000 - \$134,000
5	856490	Tanska's Pine Lake Add	9	\$300,000- \$315,000
5	865390	Todd's Landing	99	\$100,000 - \$289,000
5	951092	Woodbridge Creek	19	\$110,000 - \$115,000
5	951095	Woodcreek Acres	7	\$107,000 - \$121,000
6	009800	Aldarra Div 1	27	\$170,000 - \$226,000
6	031840	Autumn Glen	30	\$107,000
6	114960	Brookshire Crest	17	\$100,000 - \$115,000
6	114990	Brookshire East	33	\$105,000 -

Sub	Plat Number	Plat Name	Number Parcels	Value Range
				\$115,000
6	115000	Brookshire Estates	138	\$100,000 - \$135,000
6	280600	Glenwood	68	\$100,000 - \$125,000
6	327692	High Country Div 1	68	\$120,000 - \$140,000
6	327693	High Country Div 2	46	\$130,000
6	327694	High Country Div 3	15	\$130,000
6	352730	Hunter Lane	12	\$123000 - \$145,000
6	352900	Hunter's Ridge	94	\$105,000 - \$119,000
6	390490	Klahanie Div 1	263	\$100,000 - \$125,000
6	390491	Klahanie Div 2	79	\$100,000 - \$105,000
6	390492	Klahanie Div 3	130	\$105,000 - \$120,000
6	390493	Klahanie Div 4	102	\$95000 - \$115,000
6	390494	Klahanie Div 5	114	\$105,000 - \$115,000
6	390496	Klahanie Div 7	112	\$105,000 - \$125,000
6	390497	Klahanie Div 8	48	\$100,000
6	390498	Klahanie Div 9	48	\$95,000 - \$105,000
6	390499	Klahanie Div 10	80	\$105,000 - \$115,000
6	390500	Klahanie Div 11	78	\$110,000 - \$120,000
6	390501	Klahanie Div 12	23	\$115,000 - \$125,000
6	390503	Klahanie Div 14	91	\$110,000 - \$120,000
6	390504	Klahanie Div 15	109	\$105,000 - \$115,000
6	390505	Klahanie Div 16	53	\$100,000
6	390506	Klahanie Div 17	10	\$115,000
6	390507	Klahanie Div 18	5	\$125,000
6	390508	Klahanie Div 19	190	\$110,000 - \$120,000
6	390509	Klahanie Div 20	58	\$115,000 - \$125,000
6	390510	Klahanie Div 21	102	\$95,000

Sub	Plat Number	Plat Name	Number Parcels	Value Range
6	390512	Klahanie Div 23	113	\$110,000 - \$120,000
6	405730	Lk Park Townhouses at Klahanie	28	\$85,000 - \$90,000
6	712200	Rainbow Lake Ranch	30	\$135,000 - \$175,000
6	807835	Summer Meadows Div 1	53	\$95,000 - \$105,000
6	807836	Summer Meadows Div 2	30	\$95,000 - \$105,000
6	807838	Summer Pond Div 1	34	\$125,000
6	807839	Summer Pond Div 2	30	\$115,000
6	807910	Summerwood	88	\$105,000 – \$115,000
6	864420	Tibbetts Station Div 1	48	\$110,000 - \$130,000
6	864421	Tibbetts Station Div 2	65	\$120,000 - \$130,000
6	864422	Tibbetts Station Div 3	23	\$115,000 - \$150,000
6	869130	Trossachs Div 1	135	\$120,000 - \$130,000
6	869131	Trossachs Div 2	112	\$110,000 - \$130,000
6	869132	Trossachs Div 3	7	\$120,000
6	869133	Trossachs Div 4	101	\$115,000 - \$140,000
6	869134	Trossachs Div 5	16	\$110,000 - \$120,000
6	869135	Trossachs Div 6	20	\$130,000
6	869136	Trossachs Div 7	100	\$130,000 - \$140,000
6	869137	Trossachs Div 8	63	\$135,000
6	869138	Trossachs Div 9	24	\$115,000 - \$130,000
6	869199	Trossachs Div 10	27	\$95,000

Land Adjustments

Topography	
Moderate Slope	Minus 10% - 50%
Steep Slope	Useable area plus \$5,000/ac for excess

Traffic	
Moderate	Minus 5% - 15%
Heavy	Minus 15% - 25%

Wetlands/Water Problems	
If deemed not to have utility	Useable area plus \$5,000/ac for excess
If deemed to be useable area, eg pastureland	Minus 10% - 50%

Mountain View		Lake View	
Average	Plus 5%	Average	Plus 10%
Good	Plus 10%	Good	Plus 15%
Excellent	Plus 15%	Excellent	Plus 25%

Note: No property had both mountain and lake views

Mountain View – Aldarra Plat	
Average	Plus 12%
Good	Plus 20%
Excellent	Plus 33%

On Site Development Costs	Minus development cost to make site buildable
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Access	Minus up to \$55,000
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No Perk – Non Waterfront	Minus 35%
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No Perk - Waterfront	See Waterfront Adjustments
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Shape	Useable/buildable Area
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Beach Rights	Plus \$1,000 to \$5,000 depending on ease of access
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Power Lines	Minus 5% - 35%
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Pipeline	Minus 5%
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Fairway	Plus 35% - 50% depending on grade
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Easement	Smaller lots with serious impact 10% – 25%
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Greenbelt	Plus 10%
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Nuisance – Park Activity	Minus 5% - 20% depending on impact
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Waterfront

Base Lot		
Water Frontage	Lot Size	Value
45 to 60 front feet	15,000 to 22,000 square feet	\$315,000

Waterfront Adjustments

Front Footage	
Water Frontage <45 and >60	Minus/Plus \$2,000 per front foot
Optional for over 100 linear feet	Plus \$1,000 per front foot

Size	
<15,000 or >22,000 square feet	Minus/Plus \$5,000 per 1,000 square feet

Estate Lots (>35,000 square feet)	
35,000 square feet to 1 acre	Plus \$75,000 to \$100,000
1 acre to 1.4 acre	Plus \$120,000
1.41 acre to 1.8 acre	Plus \$150,000

Irregular Shape	
Useable verses non-useable area	Minus 10% - 25%

No Perk	\$200,000
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Note: All non perk lots fit within the waterfront base lot parameters.

Nuisance	Minus 5% - 20%
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Note: Most nuisances are due to proximity to parks.

See Appraiser's Land Maps for Individual Adjustments

Vacant Sales Used In This Physical Inspection Analysis
Area 69

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
35-2	865161	0900	02/19/99	160000	9933	N	N
35-2	865161	0910	04/05/99	200000	12025	N	N
35-2	865161	0910	06/03/99	455000	12025	Y	N
35-2	865161	0950	06/03/99	455000	12102	Y	N
35-2	865161	1770	06/13/01	535000	10532	N	N
35-2	865161	1780	06/13/01	340000	16531	N	N
35-2	865161	1820	07/16/99	350000	13629	N	N
35-2	865161	1830	07/16/99	350000	11946	N	N
35-2	865161	1860	06/13/01	340000	9587	N	N
35-2	865161	1970	06/13/01	535000	13578	N	N
35-2	865161	1990	06/13/01	535000	11112	N	N
69-5	022406	9165	03/13/01	410000	221284	N	N
69-5	022406	9195	06/13/02	150000	23790	N	N
69-5	032406	9018	09/24/02	1733645	560182	N	N
69-5	042406	9087	05/03/01	120000	15200	N	N
69-5	042406	9102	11/29/99	275000	17424	Y	Y
69-5	062950	0280	03/12/01	1530000	5553	N	N
69-5	062950	0290	03/12/01	1530000	4752	N	N
69-5	062950	0300	03/12/01	1530000	5248	N	N
69-5	062950	0310	02/05/02	572000	5377	N	N
69-5	062950	0310	03/12/01	1530000	5377	N	N
69-5	062950	0320	02/05/02	572000	5646	N	N
69-5	062950	0320	03/12/01	1530000	5646	N	N
69-5	062950	0330	02/05/02	572000	4464	N	N
69-5	062950	0330	03/12/01	1530000	4464	N	N
69-5	062950	0340	03/12/01	1530000	5155	N	N
69-5	062950	0350	02/05/02	572000	5138	N	N
69-5	062950	0350	03/12/01	1530000	5138	N	N
69-5	062950	0360	03/12/01	1530000	8531	N	N
69-5	062950	0370	03/12/01	1530000	6251	N	N
69-5	062950	0380	03/12/01	1530000	5110	N	N
69-5	062950	0390	03/12/01	1530000	5542	N	N
69-5	062980	0260	10/22/02	145000	5825	N	N
69-5	062980	0780	10/25/02	320000	199069	N	N
69-5	082406	9045	03/16/01	400000	507909	N	N
69-5	092406	9084	11/05/02	550000	42253	N	N
69-5	092406	9099	07/11/01	270000	16875	Y	Y
69-5	092406	9129	09/03/02	200000	19590	Y	Y
69-5	092406	9207	05/20/02	715000	60112	N	N
69-5	092406	9261	11/05/02	99272	50823	N	N
69-5	092406	9295	09/20/01	325000	15429	N	N

Vacant Sales Used In This Physical Inspection Analysis
Area 69

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
69-5	092406	9296	09/20/01	325000	14004	N	N
69-5	160459	0400	07/19/02	2700000	849420	N	N
69-5	422125	0540	12/26/02	373466	4248	N	N
69-5	679510	0180	12/31/01	680000	44866	Y	Y
69-5	679510	0240	01/24/02	750000	48235	Y	Y
69-5	679510	0410	10/14/02	425000	19602	Y	Y
69-5	719780	0050	06/12/02	1040000	2964	N	N
69-5	719780	0050	06/12/02	1040000	2964	N	N
69-5	719780	0060	06/12/02	1040000	2964	N	N
69-5	719780	0060	06/12/02	1040000	2964	N	N
69-5	719780	0070	08/28/02	1040000	3127	N	N
69-5	719780	0070	05/19/01	345000	3127	N	N
69-5	719780	0080	05/19/01	345000	3127	N	N
69-5	719780	0120	05/19/01	345000	3096	N	N
69-5	719780	0130	04/09/02	240000	2895	N	N
69-5	719780	0150	08/28/02	1040000	2940	N	N
69-5	719780	0160	08/28/02	1040000	3000	N	N
69-5	719780	0170	08/28/02	1040000	3000	N	N
69-5	719780	0180	06/12/02	1040000	3000	N	N
69-5	719780	0180	06/12/02	1040000	3000	N	N
69-5	719780	0190	06/12/02	1040000	3000	N	N
69-5	719780	0190	06/12/02	1040000	3000	N	N
69-5	719780	0250	05/19/01	460000	3000	N	N
69-5	719780	0260	06/12/02	1040000	3000	N	N
69-5	719780	0260	06/12/02	1040000	3000	N	N
69-5	719780	0260	05/19/01	460000	3000	N	N
69-5	719780	0270	04/09/02	240000	3000	N	N
69-5	719780	0270	06/12/02	1040000	3000	N	N
69-5	719780	0270	06/12/02	1040000	3000	N	N
69-5	719780	0280	04/09/02	240000	2940	N	N
69-5	719780	0280	08/28/02	1040000	2940	N	N
69-5	719780	0290	08/28/02	1040000	2940	N	N
69-5	719780	0300	04/09/02	240000	2762	N	N
69-5	719780	0320	08/28/02	1040000	2947	N	N
69-5	719780	0330	04/09/02	240000	2947	N	N
69-5	719780	0330	08/28/02	1040000	2947	N	N
69-5	719780	0340	04/09/02	240000	3000	N	N
69-5	719780	0340	06/12/02	1040000	3000	N	N
69-5	719780	0340	06/12/02	1040000	3000	N	N
69-5	719780	0350	06/12/02	1040000	3000	N	N
69-5	719780	0350	06/12/02	1040000	3000	N	N
69-5	719780	0350	05/19/01	460000	3000	N	N
69-5	719780	0360	05/19/01	460000	3000	N	N
69-5	719780	0370	04/25/01	220000	2947	N	N
69-5	719780	0380	04/25/01	220000	2947	N	N
69-5	755960	0020	05/10/02	4550000	3859	N	N
69-5	755960	0030	05/10/02	4550000	3859	N	N
69-5	755960	0040	05/10/02	4550000	3763	N	N

Vacant Sales Used In This Physical Inspection Analysis
Area 69

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
69-5	755960	0050	05/10/02	4550000	4224	N	N
69-5	755960	0060	05/10/02	4550000	4225	N	N
69-5	755960	0070	05/10/02	4550000	4501	N	N
69-5	755960	0080	05/10/02	4550000	4922	N	N
69-5	755960	0090	05/10/02	4550000	3920	N	N
69-5	755960	0100	05/10/02	4550000	4294	N	N
69-5	755960	0110	05/10/02	4550000	3652	N	N
69-5	755960	0120	05/10/02	4550000	3649	N	N
69-5	755960	0130	05/10/02	4550000	3854	N	N
69-5	755960	0140	05/10/02	4550000	4729	N	N
69-5	755960	0150	05/10/02	4550000	4722	N	N
69-5	755960	0160	05/10/02	4550000	5046	N	N
69-5	755960	0170	08/29/02	2524000	6012	N	N
69-5	755960	0180	08/29/02	2524000	4700	N	N
69-5	755960	0190	08/29/02	2524000	5305	N	N
69-5	755960	0200	08/29/02	2524000	6015	N	N
69-5	755960	0210	08/29/02	2524000	6153	N	N
69-5	755960	0220	08/29/02	2524000	5731	N	N
69-5	755960	0230	08/29/02	2524000	6226	N	N
69-5	755960	0240	08/29/02	2524000	7420	N	N
69-5	755960	0250	08/29/02	2524000	6001	N	N
69-5	755960	0260	08/29/02	2524000	6869	N	N
69-5	755960	0270	08/29/02	2524000	5718	N	N
69-5	755960	0280	08/29/02	2524000	5400	N	N
69-5	755960	0290	08/29/02	2524000	5387	N	N
69-5	755960	0300	05/10/02	4550000	4908	N	N
69-5	755960	0310	08/29/02	2524000	4790	N	N
69-5	755960	0320	05/10/02	4550000	4376	N	N
69-5	755960	0330	08/29/02	2524000	4384	N	N
69-5	755960	0340	05/10/02	4550000	4386	N	N
69-5	755960	0350	08/29/02	2524000	4373	N	N
69-5	755960	0360	05/10/02	4550000	4397	N	N
69-5	755960	0370	08/29/02	2524000	4363	N	N
69-5	755960	0380	05/10/02	4550000	4424	N	N
69-5	755960	0390	08/29/02	2524000	4353	N	N
69-5	755960	0400	05/10/02	4550000	5103	N	N
69-5	755960	0410	08/29/02	2524000	4762	N	N
69-5	755960	0420	05/10/02	4550000	4855	N	N
69-5	755960	0430	05/10/02	4550000	4759	N	N
69-5	755960	0440	05/10/02	4550000	4758	N	N
69-5	755960	0450	05/10/02	4550000	4758	N	N
69-5	755960	0460	05/10/02	4550000	4758	N	N
69-5	755960	0470	05/10/02	4550000	4757	N	N
69-5	755960	0480	05/10/02	4550000	4759	N	N
69-5	755960	0490	05/10/02	4550000	5924	N	N
69-5	755960	0500	05/10/02	4550000	5103	N	N
69-5	755960	0510	05/10/02	4550000	5385	N	N
69-5	755960	0520	05/10/02	4550000	5382	N	N

Vacant Sales Used In This Physical Inspection Analysis
Area 69

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
69-5	755960	0530	05/10/02	4550000	5101	N	N
69-5	755960	0540	05/10/02	4550000	5101	N	N
69-5	755960	0550	05/10/02	4550000	7839	N	N
69-6	062407	9018	08/21/01	50000	254390	N	N
69-6	869137	0260	03/12/02	549500	7647	N	N
69-6	869137	0550	12/23/02	473000	7224	N	N

Vacant Sales Removed From This Physical Inspection Analysis
Area 69

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	012406	9017	01/12/02	1640957	GOVERNMENT AGENCY; MULTI-PARCEL SALE;
5	012406	9054	01/12/02	1640957	GOVERNMENT AGENCY; MULTI-PARCEL SALE;
5	022406	9004	01/12/02	1640957	GOVERNMENT AGENCY; MULTI-PARCEL SALE;
5	022406	9023	01/12/02	1640957	GOVERNMENT AGENCY; MULTI-PARCEL SALE;
5	022406	9031	01/12/02	199543	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
5	022406	9056	01/12/02	199543	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
5	022406	9190	01/12/02	1640957	GOVERNMENT AGENCY; MULTI-PARCEL SALE;
5	022406	9191	01/12/02	199543	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
5	022406	9194	11/25/02	105930	NO MARKET EXPOSURE;
5	032406	9011	02/06/02	10500	NO MARKET EXPOSURE;
5	032406	9109	11/06/01	1641665	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
5	042406	9270	01/23/01	787500	SEGREGATION AND/OR MERGER;
5	042406	9271	01/23/01	787500	SEGREGATION AND/OR MERGER;
5	042406	9274	01/23/01	787500	SEGREGATION AND/OR MERGER;
5	042406	9275	01/23/01	787500	SEGREGATION AND/OR MERGER;
5	042406	9276	01/23/01	787500	SEGREGATION AND/OR MERGER;
5	092406	9166	04/27/01	80000	MULTI-PARCEL SALE;
5	092406	9202	04/27/01	80000	MULTI-PARCEL SALE;
5	112406	9037	09/25/02	10000	NO MARKET EXPOSURE;
5	679510	0660	03/15/01	930000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
5	679510	0661	03/15/01	930000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
5	679510	0662	03/15/01	930000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
5	679510	0663	03/15/01	930000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
5	697994	0100	09/26/02	495000	BANKRUPTCY - RECEIVER OR TRUSTEE;
5	697994	0190	09/26/02	495000	BANKRUPTCY - RECEIVER OR TRUSTEE;
5	719780	0080	12/10/02	1040000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	957803	0010	07/09/02	160000	BUILDER OR DEVELOPER SALES;
5	957803	0040	07/09/02	160000	BUILDER OR DEVELOPER SALES;
5	957803	0050	07/09/02	160000	BUILDER OR DEVELOPER SALES;
5	957803	0060	08/02/02	160000	BUILDER OR DEVELOPER SALES;
5	957803	0070	10/25/02	320000	BUILDER OR DEVELOPER SALES;
5	957803	0120	10/25/02	320000	BUILDER OR DEVELOPER SALES;
6	390491	0120	04/16/01	295000	MULTI-PARCEL SALE;
6	390491	0900	04/16/01	295000	MULTI-PARCEL SALE;

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development.

Additionally, all sales from 1/2001 through 12/2002 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

The sales sample represents the population quite well for most characteristics. There are more sales proportionally of newer homes in the sales sample than in the population. This occurs as a result of new homes selling at a faster rate than the general population. This, however, is not deemed to be a concern and not significant enough to skew the sales sample. Charts, which illustrate these representations, are included in the executive summary section of this report.

This report does not include any market trends. Only sales for the previous two years (2001 and 2002) were utilized to minimize the effect of trends upon the assessed value.

A single multiplicative model was developed for this area, calibrated using market sales. The analysis of this area consisted of a general review of applicable property characteristics such as base land value, plats, building grade, baths, age, condition, stories, living area, covered parking, views, lot size, road nuisance, topography, sub-areas, and others. The results indicated that the following variables improved the level of assessments and uniformity:

Base land value, building age, building grade, building condition, total living area, total basement and plat number's 327692, 390510, 721573, 769180, 869131 and 869137.

The complete area model equation and exception parcel parameters are included under "Total Value Improvement Parcel Model" on the next page. The exception parcels were valued utilizing the total value model, cost models, and market sales as indicators of value.

Under all circumstances, appraiser judgment was used to determine the applicability of the model to any particular parcel.

The improved parcel total value model is included later in this report.

Improved Parcel Total Value Model Calibration

Base Land	= Natural log of base land value divided by 1000
Age	= Natural log of age plus 1
Grade	= Natural log of the exponential of grade
Good Condition	= If the condition is good then the natural log of 10
Very Good Condition	= If the condition is very good then the natural log of 10
Total Living	= Natural log of total living area divided by 100
Total Basement	= Natural log of total basement divided by 100 plus 1
Plat Number 327692	= if number is 327692 then natural log of 10
Plat Number 390510	= if number is 390510 then natural log of 10
Plat Number 721573	= if number is 721573 then natural log of 10
Plat Number 769180	= if number is 769180 then natural log of 10
Plat Number 869131	= if number is 869131 then natural log of 10
Plat Number 869137	= if number is 869137 then natural log of 10

Improved Parcel Valuation Model

1.178484-4.016546E-02*Plat 327692-3.212492E-02*Plat 721573-4.390496E-02*Plat 869137+
.5723756*Base Land-8.413789E-02*Age+ 9.815474E-02*Grade+ 2.161257E-02*Good+ 5.723544E-
02*Very Good+ .4443748*Total Living-1.137393E-02*Total Basement+ 2.015637E-02*Plat 769180+
3.778729E-02*Plat 869131+ 2.183503E-02*Plat 390510

Total Value = Exponential of the sum of coefficients times 1000

Truncate the result to “000”.

Then: Select Land Value = Base Land Value

Select Improvement Value = EMV (estimated market value) – Select Land Value

Exceptions:

Number of buildings	<>1
Lot Size	<2900 square feet and >6000 square feet
Building Grade	<6 and >11
% Complete	% complete was <100%
Obsolescence	Obsolescence >0
Unfinished Floor Area	Unfinished floor area >0
Net Condition	Net condition >0
Condition	Condition <average
Mobile Home	Mobile home >0
Total EMV	<Base land value

Exception Parcel Valuation

Grade 6	= EMV or contributory value
Grade 5 and below	= Contributory value
Grade 12	= EMV times 1.08
Grade 13	= EMV times 1.18
Fair Condition	= EMV improvement value times .84
Poor Condition	= Contributory value
Multiple Improvements	= EMV main improvement + cost of other improvements

Mobile Homes = Mobile home value times 1.05
Other exceptions valued by adjusting improvement by amount of exception.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used In This Physical Inspection Analysis
Area 69

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-5	217750	0275	04/02/02	489000	1020	0	4	1941	2	59012	Y	Y	2103 E BEAVER LAKE DR SE
69-5	217750	0285	01/26/02	344000	1110	0	5	1949	4	22289	Y	Y	2075 E BEAVER LAKE DR SE
69-5	042406	9069	09/11/01	200000	860	0	6	1942	4	24393	N	N	22004 SE 20TH ST
69-5	679510	0681	12/13/01	235000	870	0	6	1953	3	50965	N	N	22611 SE 29TH ST
69-5	022406	9035	04/18/02	225500	1490	0	6	1972	3	27643	N	N	1641 W BEAVER LAKE DR SE
69-5	217750	0390	07/06/01	345000	860	0	7	1978	4	19030	Y	Y	2007 E BEAVER LAKE DR SE
69-5	012406	9018	01/10/01	263950	1010	400	7	1980	3	40946	N	N	1822 E BEAVER LAKE DR SE
69-5	809980	0290	04/26/01	236100	1080	380	7	1976	3	20100	N	N	3029 249TH AV SE
69-5	012406	9030	09/16/02	900000	1090	0	7	1953	2	78408	Y	Y	26039 SE 18TH PL
69-5	054910	0025	03/13/01	520000	1140	960	7	1943	4	21550	Y	Y	22309 SE 20TH ST
69-5	809980	0560	08/14/01	231250	1200	0	7	1969	4	20000	N	N	25125 SE 30TH ST
69-5	042406	9124	02/12/01	339950	1210	1140	7	1992	3	34412	N	N	1824 220TH AV SE
69-5	679120	0240	01/09/02	280000	1220	630	7	1977	3	16932	N	N	2224 216TH AV SE
69-5	572650	0020	04/30/01	232000	1240	860	7	1972	2	14949	N	N	1920 215TH PL SE
69-5	042406	9141	11/27/02	253150	1250	0	7	1978	3	9327	N	N	22732 SE 21ST PL
69-5	809980	0660	11/01/02	375000	1250	1100	7	1969	5	27090	N	N	24918 SE 30TH ST
69-5	102406	9135	03/27/01	290000	1270	1340	7	1967	3	81892	N	N	2809 238TH AV SE
69-5	042406	9123	10/19/02	253000	1300	0	7	1965	2	33976	N	N	1732 220TH AV SE
69-5	812350	0110	06/18/02	292500	1300	980	7	1981	3	15340	N	N	1439 227TH AV SE
69-5	679510	0180	12/31/01	680000	1310	0	7	1955	3	44866	Y	Y	2821 226TH AV SE
69-5	679120	0320	10/02/01	242000	1330	660	7	1977	3	16500	N	N	21621 SE 20TH ST
69-5	102406	9035	06/26/01	320000	1370	370	7	1978	4	34608	N	N	2858 241ST AV SE
69-5	679120	0300	07/24/01	265000	1440	0	7	1968	4	15640	N	N	2020 216TH AV SE
69-5	572650	0140	09/26/02	247500	1450	0	7	1973	4	15150	N	N	21425 SE 16TH PL
69-5	679100	0490	04/17/01	284950	1450	420	7	1978	3	12150	N	N	22117 SE 32ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-5	679100	0970	08/01/02	311000	1470	1000	7	1978	4	14500	N	N	22002 SE 35TH ST
69-5	679090	0030	09/05/01	249900	1480	0	7	1969	4	14874	N	N	1904 216TH AV SE
69-5	809990	0540	03/14/02	309000	1480	380	7	1975	5	15511	N	N	3004 252ND PL SE
69-5	032406	9054	02/07/01	280000	1500	760	7	1967	2	44431	N	N	22843 SE 21ST ST
69-5	679090	0110	01/29/02	305700	1500	840	7	1972	3	16500	N	N	21600 SE 16TH PL
69-5	102406	9173	02/23/01	380000	1510	490	7	1981	4	117612	N	N	23220 SE 25TH CT
69-5	572650	0090	09/27/01	324900	1540	390	7	1973	4	14949	N	N	1614 215TH PL SE
69-5	809990	0400	06/25/01	290000	1540	0	7	1979	5	20137	N	N	3032 253RD PL SE
69-5	679090	0060	09/27/01	245000	1560	0	7	1970	3	14874	N	N	1802 216TH AV SE
69-5	679100	0940	02/05/01	237000	1600	0	7	1977	3	12075	N	N	3425 221ST AV SE
69-5	679100	0200	06/07/02	315000	1610	940	7	1977	3	14400	N	N	3512 220TH PL SE
69-5	721573	0790	01/04/01	273414	1650	0	7	2001	3	5677	N	N	1441 242ND PL SE
69-5	679110	0410	06/21/02	254900	1660	0	7	1970	4	15000	N	N	21705 SE 32ND PL
69-5	809980	0640	01/18/01	210000	1660	0	7	1969	3	27000	N	N	24936 SE 30TH ST
69-5	679090	0140	05/21/01	270000	1690	0	7	1972	4	14985	N	N	1615 216TH AV SE
69-5	809990	0460	07/26/02	275000	1690	0	7	1979	5	18008	N	N	3013 253RD PL SE
69-5	679090	0010	04/11/01	290000	1750	490	7	1968	3	15946	N	N	1924 216TH AV SE
69-5	809990	0130	09/27/02	282500	1750	0	7	1974	4	10079	N	N	25321 SE 31ST PL
69-5	679100	0800	12/02/02	297000	1760	0	7	1977	3	12000	N	N	3308 220TH AV SE
69-5	092406	9194	07/17/01	690500	1790	620	7	1931	5	18800	Y	Y	21722 SE 28TH ST
69-5	679110	0290	02/21/02	301000	1860	0	7	1975	3	26224	N	N	3324 216TH PL SE
69-5	679120	0190	09/25/02	315000	1860	0	7	1973	5	12625	N	N	2310 216TH AV SE
69-5	022406	9134	06/28/02	289000	1880	0	7	1978	3	108900	N	N	2004 246TH AV SE
69-5	679110	0090	03/28/01	280000	1880	0	7	1975	3	13588	N	N	3323 216TH PL SE
69-5	679100	0820	02/13/01	306500	1940	0	7	1977	5	12075	N	N	22013 SE 33RD ST
69-5	679090	0200	03/01/02	251800	1960	0	7	1978	3	14985	N	N	1915 216TH AV SE
69-5	022406	9101	10/07/02	580000	2020	1180	7	1961	2	19166	Y	Y	2302 W BEAVER LAKE DR SE
69-5	102406	9036	07/05/01	350000	2180	0	7	1969	3	49658	N	N	24211 SE 30TH ST
69-5	755960	0010	07/19/02	330000	2180	0	7	1961	3	43160	N	N	1620 228TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-5	679100	0370	12/13/01	320000	2210	0	7	1977	3	12000	N	N	3302 221ST AV SE
69-5	809980	0690	10/31/02	360000	2210	0	7	1968	3	18118	N	N	24750 SE 30TH ST
69-5	809990	0050	03/05/02	300000	2210	0	7	1974	3	9746	N	N	3047 252ND PL SE
69-5	679100	0230	02/19/02	284900	2250	0	7	1977	3	12735	N	N	3507 221ST AV SE
69-5	809980	0330	01/13/01	255000	2300	0	7	1968	4	15680	N	N	3036 249TH AV SE
69-5	112406	9063	10/17/01	320000	2360	0	7	1975	3	24829	N	N	2824 244TH AV SE
69-5	042406	9035	06/18/02	750000	2980	0	7	1951	3	80586	Y	Y	21911 SE 20TH ST
69-5	719780	0010	03/08/02	500000	3680	0	7	1963	3	52937	N	N	1406 228TH AV SE
69-5	255990	0050	06/18/02	297000	1280	730	8	1980	3	17532	N	N	3109 220TH PL SE
69-5	679100	0750	10/17/02	290000	1300	860	8	1977	3	10500	N	N	21718 SE 32ND PL
69-5	721572	1500	08/05/02	275000	1330	0	8	1999	3	4559	N	N	24243 SE 9TH ST
69-5	022406	9165	02/13/01	410000	1340	500	8	1982	3	221284	N	N	1508 254TH PL SE
69-5	042406	9212	06/05/02	340000	1430	1170	8	1978	3	65775	N	N	22505 SE 18TH ST
69-5	357000	0110	12/11/01	290000	1470	860	8	1977	3	20000	N	N	21419 SE 16TH PL
69-5	062960	0060	02/23/01	322000	1490	510	8	1977	4	35013	N	N	2821 253RD PL SE
69-5	896199	0100	06/13/02	307000	1530	0	8	1999	3	6636	N	N	469 243RD PL SE
69-5	022406	9041	04/26/02	322000	1560	460	8	1978	4	30492	N	N	1915 W BEAVER LAKE DR SE
69-5	721572	1650	03/22/02	279000	1570	0	8	1999	3	5302	N	N	24270 SE 11TH PL
69-5	062960	0030	07/12/01	413800	1610	900	8	1977	5	35020	N	N	2822 252ND AV SE
69-5	684330	0050	03/14/01	310000	1610	1200	8	1977	3	43618	N	N	2202 245TH AV SE
69-5	092406	9179	06/19/01	257950	1640	0	8	1956	4	14300	N	N	21515 SE 24TH ST
69-5	721572	1040	03/20/02	275000	1650	0	8	1999	3	4500	N	N	918 243RD PL SE
69-5	721573	0710	07/16/01	278990	1650	0	8	2001	3	4301	N	N	1411 242ND PL SE
69-5	721573	0750	04/19/02	302500	1650	0	8	2001	3	4171	N	N	1427 242ND PL SE
69-5	721573	0910	06/02/01	279990	1650	0	8	2001	3	5687	N	N	24212 SE 14TH CT
69-5	721573	0930	07/18/01	274990	1650	0	8	2001	3	4648	N	N	24208 SE 14TH CT
69-5	721573	0960	07/13/01	277990	1650	0	8	2001	3	5637	N	N	24202 SE 14TH CT
69-5	721573	0980	07/31/01	282980	1650	0	8	2001	3	4507	N	N	1402 242ND PL SE
69-5	300140	0050	02/23/01	255000	1680	0	8	1975	4	16500	N	N	1806 W BEAVER LAKE DR

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
													SE
69-5	809980	0930	06/11/01	298500	1690	0	8	1972	4	20900	N	N	2855 245TH PL SE
69-5	357000	0080	05/21/01	295000	1700	0	8	1976	3	52272	N	N	21407 SE 16TH PL
69-5	721573	0870	04/17/01	277733	1750	0	8	2001	3	4305	N	N	24205 SE 14TH CT
69-5	042406	9185	04/15/02	395000	1760	810	8	1977	3	50965	N	N	22622 SE 20TH ST
69-5	422125	0440	09/22/02	336475	1790	0	8	2002	3	4905	N	N	24105 SE 21ST ST
69-5	422125	0510	12/19/02	330000	1790	0	8	2002	3	5105	N	N	24213 SE 21ST ST
69-5	540650	0230	08/09/01	309990	1800	0	8	2001	3	5284	N	N	22528 SE 12TH PL
69-5	540650	0240	06/13/01	305990	1800	0	8	2001	3	5772	N	N	22526 SE 12TH PL
69-5	679110	0250	03/28/01	337500	1800	750	8	1974	3	15251	N	N	3422 216TH PL SE
69-5	721572	0870	08/22/01	317990	1800	0	8	1999	3	6911	N	N	24033 SE 9TH CT
69-5	721572	0950	11/13/01	280000	1800	0	8	1998	3	7806	N	N	24218 SE 9TH ST
69-5	721572	0980	11/08/01	308000	1800	0	8	1999	3	5393	N	N	24242 SE 9TH ST
69-5	721572	1010	06/13/02	338000	1800	0	8	1999	3	6517	N	N	900 243RD PL SE
69-5	721572	1120	04/11/02	299950	1800	0	8	1999	3	4499	N	N	24273 SE 10TH PL
69-5	721572	1550	04/23/02	315900	1800	0	8	1999	3	6367	N	N	24203 SE 9TH ST
69-5	721573	0700	07/20/01	290990	1800	0	8	2001	3	7417	N	N	1405 242ND PL SE
69-5	721573	0720	05/22/01	292990	1800	0	8	2001	3	4353	N	N	1415 242ND PL SE
69-5	721573	0730	03/27/01	291990	1800	0	8	2001	3	4338	N	N	14719 242ND PL SE
69-5	721573	0740	03/26/01	295486	1800	0	8	2001	3	4324	N	N	1423 242ND PL SE
69-5	721573	0770	01/26/01	291990	1800	0	8	2001	3	4300	N	N	1435 242ND PL SE
69-5	721573	0780	02/20/01	281000	1800	0	8	2001	3	4293	N	N	1439 242ND PL SE
69-5	721573	0840	01/25/01	292990	1800	0	8	2001	3	5933	N	N	1430 242ND PL SE
69-5	721573	0850	02/26/01	287000	1800	0	8	2001	3	5307	N	N	1428 242ND PL SE
69-5	721573	0880	04/06/01	295990	1800	0	8	2001	3	6576	N	N	24207 SE 14TH CT
69-5	721573	0890	05/14/01	282852	1800	0	8	2001	3	5875	N	N	24211 SE 14TH CT
69-5	721573	0900	05/17/01	294344	1800	0	8	2001	3	4579	N	N	24215 SE 14TH CT
69-5	721573	0920	07/27/01	302000	1800	0	8	2001	3	4543	N	N	24210 SE 14TH CT
69-5	721573	0940	07/06/01	293311	1800	0	8	2001	3	4779	N	N	24206 SE 14TH CT
69-5	721573	0950	07/11/01	301310	1800	0	8	2001	3	5553	N	N	24204 SE 14TH CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-5	721573	0970	07/25/01	293344	1800	0	8	2001	3	4991	N	N	1404 242ND PL SE
69-5	217750	0185	01/30/01	661000	1820	530	8	1963	3	32796	Y	Y	2153 E BEAVER LAKE DR SE
69-5	679101	0100	06/14/02	343000	1850	0	8	1985	3	15401	N	N	21809 SE 30TH CT
69-5	217750	0115	08/08/02	645000	1900	1500	8	1952	4	27075	Y	Y	2231 E BEAVER LAKE DR SE
69-5	721572	0880	07/27/01	346990	1910	0	8	1999	3	7246	N	N	24041 SE 9TH CT
69-5	721572	1740	04/23/01	321000	1910	0	8	2000	3	5336	N	N	1212 243RD PL SE
69-5	721572	1860	02/05/02	330000	1910	0	8	1999	3	7898	N	N	24271 SE 12TH CT
69-5	721572	1930	06/27/01	323000	1910	0	8	1999	3	5335	N	N	1139 243RD PL SE
69-5	721573	0140	04/04/01	325990	1910	0	8	2000	3	5852	N	N	24021 SE 12TH PL
69-5	721573	0170	04/20/01	325990	1910	0	8	2000	3	5692	N	N	24039 SE 12TH PL
69-5	721573	0200	07/10/01	325990	1910	0	8	2001	3	5191	N	N	24045 SE 12TH PL
69-5	721573	0210	05/09/01	344788	1910	0	8	2001	3	5312	N	N	1120 241ST AV SE
69-5	721573	0270	04/20/01	324990	1910	0	8	2000	3	6186	N	N	24020 SE 12TH PL
69-5	721573	0290	01/23/01	324990	1910	0	8	2000	3	5496	N	N	24008 SE 12TH PL
69-5	062960	0130	02/01/01	293000	1950	0	8	1977	3	35008	N	N	2822 253RD PL SE
69-5	540650	0340	09/11/01	313990	1960	0	8	2001	3	4136	N	N	22543 SE 13TH ST
69-5	540650	0550	09/26/01	333990	1960	0	8	2001	3	4400	N	N	1331 227TH AV SE
69-5	540650	0580	11/14/02	339900	1970	0	8	2000	3	4415	N	N	22634 SE 13TH ST
69-5	540650	0220	06/21/01	319990	2070	0	8	2001	3	4083	N	N	22536 SE 12TH PL
69-5	730020	0150	09/03/02	343000	2070	0	8	1983	3	32853	N	N	21429 SE 37TH ST
69-5	540650	0330	06/29/01	324990	2080	0	8	2001	3	4533	N	N	22537 SE 13TH ST
69-5	062960	0140	08/22/01	303000	2100	0	8	1977	3	35008	N	N	2808 253RD PL SE
69-5	422125	0430	09/16/02	349055	2110	0	8	2002	3	4529	N	N	24023 SE 21ST ST
69-5	951095	0020	09/10/02	379900	2130	0	8	1985	4	27903	N	N	22310 SE 18TH CT
69-5	102406	9048	03/20/02	374950	2160	0	8	1984	3	35247	N	N	23219 SE 25TH CT
69-5	679101	0200	09/12/02	372000	2160	0	8	1986	5	16057	N	N	3043 218TH AV SE
69-5	679510	0260	08/28/02	580000	2160	0	8	1949	4	24780	Y	Y	2951 224TH PL SE
69-5	719780	0210	12/23/02	317000	2170	0	8	2001	3	3000	N	N	22914 SE 14TH ST
69-5	719780	0230	04/22/02	329950	2170	0	8	2001	3	3000	N	N	22914 SE 13TH PL
69-5	721572	0580	07/25/01	316600	2170	0	8	1999	3	5626	N	N	24024 SE 11TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-5	721572	0610	03/29/02	354500	2170	0	8	1999	3	5866	N	N	24002 SE 11TH PL
69-5	721572	0860	07/19/01	307990	2170	0	8	1999	3	7424	N	N	24025 SE 9TH CT
69-5	721572	0910	07/24/01	370990	2170	0	8	1999	3	8423	N	N	24040 SE 9TH CT
69-5	721572	1630	01/09/02	345000	2170	0	8	1999	3	6585	N	N	24260 SE 11TH PL
69-5	721572	2020	10/12/01	345000	2170	0	8	1999	3	7278	N	N	24205 SE 11TH PL
69-5	721573	0130	02/21/01	338669	2170	0	8	2000	3	5646	N	N	24015 SE 12TH PL
69-5	721573	0150	03/19/01	334990	2170	0	8	2000	3	5500	N	N	24027 SE 12TH PL
69-5	721573	0160	04/11/01	345990	2170	0	8	2000	3	5500	N	N	24033 SE 12TH PL
69-5	721573	0180	04/02/01	344864	2170	0	8	2001	3	6228	N	N	24041 SE 12TH PL
69-5	721573	0190	11/27/01	329990	2170	0	8	2001	3	4914	N	N	24043 SE 12TH PL
69-5	721573	0220	07/24/01	345990	2170	0	8	2001	3	5076	N	N	1114 241ST AV SE
69-5	721573	0230	07/18/01	324990	2170	0	8	2001	3	5052	N	N	1108 241ST AV SE
69-5	721573	0240	06/11/01	340990	2170	0	8	2001	3	5729	N	N	1102 241ST AV SE
69-5	721573	0250	03/20/01	334990	2170	0	8	2000	3	5472	N	N	24034 SE 12TH PL
69-5	721573	0260	02/26/01	340190	2170	0	8	2000	3	5518	N	N	24026 SE 12TH PL
69-5	721573	0280	01/17/01	339990	2170	0	8	2000	3	6100	N	N	24014 SE 12TH PL
69-5	769180	0040	10/08/02	375000	2180	0	8	2002	3	4857	N	N	22506 SE 15TH PL
69-5	769180	0080	04/22/02	360000	2180	0	8	2002	3	3603	N	N	22522 SE 15TH PL
69-5	719780	0360	08/27/02	317500	2200	0	8	2001	3	3000	N	N	22934 SE 13TH PL
69-5	092406	9146	10/01/01	366000	2210	0	8	1993	3	15268	N	N	2810 216TH AV SE
69-5	679101	0150	11/14/02	347000	2210	0	8	1985	3	12205	N	N	3052 218TH AV SE
69-5	679100	0770	02/23/01	279900	2220	0	8	1977	3	14000	N	N	3328 220TH AV SE
69-5	540650	0110	03/27/01	322990	2230	0	8	2000	3	4200	N	N	22636 SE 12TH PL
69-5	540650	0150	04/03/01	324990	2230	0	8	2000	3	4200	N	N	22604 SE 12TH PL
69-5	540650	0180	07/26/01	324990	2230	0	8	2001	3	4200	N	N	22564 SE 12TH PL
69-5	540650	0300	01/26/01	334990	2230	0	8	2000	3	4734	Y	N	1307 225TH PL SE
69-5	540650	0500	10/16/02	345000	2230	0	8	1999	3	4162	N	N	22643 SE 13TH ST
69-5	540650	0620	08/02/01	329990	2230	0	8	2001	3	4200	N	N	22602 SE 13TH ST
69-5	540650	0680	05/17/01	324990	2230	0	8	2001	3	4200	N	N	22551 SE 12TH PL
69-5	540650	0720	02/22/01	319900	2230	0	8	2001	3	4200	N	N	22583 SE 12TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-5	719780	0020	03/12/02	310000	2250	0	8	2001	3	4119	N	N	22903 SE 13TH WY
69-5	679070	0430	04/25/01	345000	2260	0	8	1987	3	12047	N	N	3111 213TH PL SE
69-5	719780	0420	07/24/01	325000	2270	0	8	2001	3	4273	N	N	22902 SE 13TH PL
69-5	719780	0370	01/31/02	302800	2290	0	8	2001	3	2947	N	N	22928 SE 13TH PL
69-5	719780	0410	05/15/01	347990	2290	0	8	2001	3	3000	N	N	22906 SE 13TH PL
69-5	719780	0440	04/23/01	347990	2290	0	8	2001	3	3273	N	N	1311 229TH AV SE
69-5	290990	0040	08/27/02	437500	2300	0	8	1978	3	41219	N	N	24219 SE 28TH ST
69-5	679070	0220	07/23/01	384950	2300	0	8	1984	4	12116	N	N	21224 SE 29TH ST
69-5	062960	0100	09/06/02	339950	2310	0	8	1978	3	34263	N	N	25325 SE 29TH PL
69-5	719780	0030	11/27/01	318500	2340	0	8	2001	3	3115	N	N	22907 SE 13TH WY
69-5	719780	0220	12/09/02	316000	2340	0	8	2001	3	3000	N	N	22917 SW 13TH ST
69-5	719780	0380	01/10/02	320990	2340	0	8	2001	3	2947	N	N	22922 SE 13TH PL
69-5	719780	0400	12/26/01	318500	2340	0	8	2001	3	3000	N	N	22910 SE 13TH PL
69-5	719780	0450	05/23/01	338000	2340	0	8	2001	3	3052	N	N	1317 229TH AV SE
69-5	730020	0240	09/26/02	378100	2340	0	8	1981	3	35378	N	N	21824 SE 38TH PL
69-5	092406	9130	01/10/02	390000	2360	0	8	1963	5	13135	N	N	21808 SE 28TH ST
69-5	679070	0210	10/23/02	385000	2390	0	8	1984	3	15799	N	N	21220 SE 29TH ST
69-5	730020	0190	01/25/01	389900	2400	0	8	1983	3	41184	N	N	21533 SE 37TH ST
69-5	062960	0150	07/25/01	386000	2420	0	8	1977	4	35157	N	N	25423 SE 28TH ST
69-5	769180	0100	06/21/02	398000	2420	0	8	2002	3	5725	N	N	22530 SE 15TH PL
69-5	422125	0450	10/28/02	416783	2430	0	8	2002	3	5540	N	N	24109 SE 21ST ST
69-5	422125	0500	09/24/02	383858	2430	0	8	2002	3	6252	N	N	24209 SE 21ST ST
69-5	422125	0530	10/28/02	408948	2430	0	8	2002	3	4196	N	N	24212 SE 21ST ST
69-5	719780	0040	07/13/01	315000	2450	0	8	2001	3	2969	N	N	22911 SE 13TH WY
69-5	719780	0090	09/09/02	315000	2450	0	8	2001	3	2965	N	N	23007 SE 13TH WY
69-5	719780	0390	06/28/01	325000	2450	0	8	2001	3	3000	N	N	22916 SE 13TH PL
69-5	719780	0430	08/30/01	327000	2450	0	8	2001	3	4084	N	N	1305 229TH AV SE
69-5	679070	0200	08/09/01	343000	2470	0	8	1984	3	10927	N	N	21210 SE 29TH ST
69-5	769180	0070	04/24/02	380000	2500	0	8	2002	3	4566	N	N	22518 SE 15TH PL
69-5	278210	0100	01/18/01	334990	2510	0	8	1999	3	5404	N	N	1344 226TH CT SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-5	540650	0100	02/20/01	362990	2510	0	8	2000	3	4216	N	N	22644 SE 12TH PL
69-5	540650	0130	03/16/01	362990	2510	0	8	2000	3	4200	N	N	22620 SE 12TH PL
69-5	540650	0200	12/07/01	352000	2510	0	8	2001	3	4201	N	N	22548 SE 12TH PL
69-5	540650	0210	12/27/01	353800	2510	0	8	2001	3	4424	N	N	22542 SE 12TH PL
69-5	540650	0310	08/31/01	366000	2510	0	8	2001	3	5980	Y	N	1313 225TH PL SE
69-5	540650	0410	07/11/01	350000	2510	0	8	2001	3	4886	N	N	1332 226TH CT SE
69-5	540650	0640	02/19/02	331000	2510	0	8	2001	3	4200	N	N	22558 SE 13TH ST
69-5	540650	0700	09/25/01	355000	2510	0	8	2001	3	4200	N	N	22567 SE 12TH PL
69-5	540650	0740	08/14/01	360000	2510	0	8	2001	3	4200	N	N	22617 SE 12TH PL
69-5	769180	0020	06/03/02	389000	2510	0	8	2002	3	4543	N	N	1506 225TH PL SE
69-5	679070	0030	08/09/02	365000	2520	0	8	1986	3	12017	N	N	21222 SE 28TH ST
69-5	684330	0130	03/26/02	360000	2520	0	8	1977	3	35160	N	N	1818 245TH AV SE
69-5	679110	0070	05/08/02	388000	2550	0	8	1975	5	11907	N	N	3309 216TH PL SE
69-5	769180	0030	06/21/02	387000	2550	0	8	2002	3	4702	N	N	1510 225TH PL SE
69-5	769180	0090	05/22/02	389500	2550	0	8	2002	3	4298	N	N	22526 SE 15TH PL
69-5	769180	0150	11/13/02	405000	2550	0	8	2002	3	6080	N	N	22521 SE 15TH PL
69-5	769180	0170	10/03/02	384500	2550	0	8	2002	3	4656	N	N	22513 SE 15TH PL
69-5	769180	0200	10/14/02	439000	2550	0	8	2002	3	5190	N	N	22501 SE 15TH PL
69-5	769180	0010	05/17/02	376442	2580	0	8	2002	3	4437	N	N	1502 225TH PL SE
69-5	422125	0390	10/22/02	372858	2590	0	8	2002	3	4914	N	N	24007 SE 21ST ST
69-5	422125	0460	09/26/02	378402	2590	0	8	2002	3	4932	N	N	24113 SE 21ST ST
69-5	422125	0480	09/25/02	358990	2590	0	8	2002	3	4736	N	N	24121 SE 21ST ST
69-5	769180	0120	08/26/02	394000	2590	0	8	2002	3	6507	N	N	22533 SE 15TH PL
69-5	540650	0400	05/24/01	380000	2620	0	8	2000	3	5982	N	N	1333 226TH CT SE
69-5	679020	0100	05/02/01	349950	2640	0	8	1987	3	9567	N	N	3024 217TH AV SE
69-5	684331	0130	11/13/02	367500	2660	0	8	1977	3	33578	N	N	1821 244TH AV SE
69-5	679070	0080	10/11/02	375000	2680	0	8	1987	3	11774	N	N	2804 213TH AV SE
69-5	042406	9259	06/08/01	437880	2710	0	8	1994	3	24263	N	N	22605 SE 16TH PL
69-5	540650	0250	08/22/01	382990	2730	0	8	2001	3	4744	Y	N	1205 225TH PL SE
69-5	540650	0430	11/28/01	355000	2730	0	8	2001	3	4385	N	N	1320 226TH CT SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-5	540650	0540	11/29/01	373990	2730	0	8	2001	3	4398	N	N	1325 227TH AV SE
69-5	540650	0600	11/06/01	362990	2730	0	8	2001	3	4200	N	N	22618 SE 13TH ST
69-5	684331	0100	10/09/02	339950	2750	0	8	1977	3	35441	N	N	24408 SE 20TH PL
69-5	540650	0040	08/28/02	350000	2780	0	8	1999	3	4229	N	N	1216 227TH AV SE
69-5	540650	0090	07/18/01	369990	2780	0	8	2001	3	4454	N	N	22700 SE 12TH PL
69-5	540650	0120	06/26/01	369990	2780	0	8	2001	3	4200	N	N	22628 SE 12TH PL
69-5	540650	0140	08/21/01	369990	2780	0	8	2001	3	4200	N	N	22612 SE 12TH PL
69-5	540650	0170	10/11/01	361990	2780	0	8	2001	3	4200	N	N	22572 SE 12TH PL
69-5	540650	0260	08/21/01	384990	2780	0	8	2001	3	4600	Y	N	1213 225TH PL SE
69-5	540650	0320	07/18/01	389990	2780	0	8	2001	3	6447	N	N	1317 225TH PL SE
69-5	540650	0350	11/12/01	344000	2780	0	8	2001	3	4127	N	N	22553 SE 13TH ST
69-5	540650	0380	01/17/02	358000	2780	0	8	1999	3	4321	N	N	1321 226TH CT SE
69-5	540650	0420	09/24/01	369990	2780	0	8	2001	3	4408	N	N	1326 226TH CT SE
69-5	540650	0440	08/27/01	390428	2780	0	8	2001	3	6235	N	N	1314 226TH CT SE
69-5	540650	0460	02/19/02	359000	2780	0	8	2001	3	4090	N	N	22613 SE 13TH ST
69-5	540650	0530	10/23/01	368000	2780	0	8	1999	3	4119	N	N	1319 227TH AV SE
69-5	540650	0590	03/26/01	364990	2780	0	8	2000	3	4644	N	N	22626 SE 13TH CT
69-5	540650	0630	01/17/02	369990	2780	0	8	2001	3	4200	N	N	22566 SE 13TH ST
69-5	540650	0690	06/19/01	364990	2780	0	8	2001	3	4200	N	N	22559 SE 12TH PL
69-5	540650	0750	05/16/01	369990	2780	0	8	2001	3	4667	N	N	22625 SE 12TH PL
69-5	769180	0110	09/03/02	436500	2780	0	8	2002	3	7710	N	N	22537 SE 15TH PL
69-5	769180	0130	12/05/02	434000	2790	0	8	2002	3	6720	N	N	22529 SE 15TH PL
69-5	769180	0210	09/23/02	501375	2980	1260	8	2002	3	5204	N	N	1523 225TH PL SE
69-5	042406	9214	12/03/01	515000	3000	0	8	1998	3	45191	N	N	22105 SE 20TH ST
69-5	730020	0070	12/12/01	445000	3040	0	8	1983	3	34119	N	N	21408 SE 37TH ST
69-5	042406	9164	10/17/02	625000	3580	0	8	1998	4	20908	N	N	1716 220TH AV SE
69-5	042406	9076	06/06/02	905000	1580	1440	9	1978	3	23522	Y	Y	2121 227TH AV SE
69-5	112406	9072	07/12/02	333000	1880	0	9	1975	2	55010	N	N	25633 SE 30TH ST
69-5	217750	0420	06/27/01	610000	1920	0	9	1999	3	17985	Y	Y	1835 E BEAVER LAKE DR SE
69-5	042406	9221	08/22/01	465000	1940	0	9	1980	4	54450	N	N	22408 SE 20TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-5	102406	9189	08/22/02	420500	1960	0	9	1989	3	35005	N	N	2414 232ND AV SE
69-5	112406	9068	04/19/01	382500	1980	0	9	1977	3	111513	N	N	25817 SE 28TH ST
69-5	679110	0190	05/10/02	360000	2060	960	9	1978	3	13284	N	N	21635 SE 35TH ST
69-5	184240	0050	07/03/01	320000	2120	0	9	1975	3	15180	N	N	1603 217TH PL SE
69-5	184241	0040	07/31/01	389500	2270	0	9	1977	3	28152	N	N	1630 217TH PL SE
69-5	062950	0030	07/16/01	390000	2320	0	9	2001	3	5140	N	N	2914 257TH PL SE
69-5	062950	0080	02/20/02	380000	2320	0	9	2001	3	5023	N	N	2812 257TH PL SE
69-5	030500	0640	04/26/01	435000	2359	728	9	1996	3	5772	N	N	2538 AUDUBON PARK DR SE
69-5	278210	0260	09/25/02	365000	2390	0	9	2000	3	5800	N	N	22615 SE 14TH PL
69-5	062981	1450	07/23/01	407950	2420	0	9	1999	3	7243	N	N	210 249TH PL NE
69-5	030501	0300	06/06/02	394900	2440	0	9	1998	3	5000	N	N	2663 230TH AV SE
69-5	062950	0040	08/24/01	415000	2450	0	9	2001	3	5141	N	N	2910 257TH PL SE
69-5	062950	0090	09/10/02	425800	2450	0	9	2002	3	5028	N	N	2808 257TH PL SE
69-5	062950	0160	09/18/01	436736	2450	0	9	2001	3	7320	N	N	2811 257TH PL SE
69-5	062950	0190	11/25/02	424800	2450	0	9	2002	3	5663	N	N	2901 257TH PL SE
69-5	062950	0220	02/14/02	395000	2450	0	9	2001	3	5249	N	N	2907 257TH PL SE
69-5	062950	0270	02/11/02	394000	2450	0	9	2001	3	5842	N	N	25604 SE 30TH ST
69-5	062950	0340	10/04/02	439950	2450	0	9	2002	3	5155	N	N	2901 256TH CT SE
69-5	092406	9105	05/13/02	402550	2460	0	9	2001	3	9776	N	N	21529 SE 30TH PL
69-5	030501	0250	10/19/01	406000	2480	0	9	1998	3	6556	N	N	2683 230TH AV SE
69-5	030501	0050	04/03/02	383000	2510	0	9	1998	3	5936	N	N	23105 SE 27TH WY
69-5	030501	0240	03/19/01	397000	2510	0	9	1998	3	5899	N	N	2687 230TH AV SE
69-5	030501	0270	03/28/01	395000	2510	0	9	1998	3	5897	N	N	2675 230TH AV SE
69-5	030500	0030	12/09/02	389950	2520	0	9	1998	3	8189	N	N	2411 AUDUBON PARK DR SE
69-5	030500	0210	02/19/01	385000	2540	0	9	1997	3	5267	N	N	2661 231ST AV SE
69-5	030500	0320	01/08/02	405000	2540	0	9	1997	3	8783	N	N	23142 SE 27TH WY
69-5	030500	0400	08/01/02	390000	2570	0	9	1997	3	5000	N	N	2622 231ST PL SE
69-5	030500	0580	07/16/02	520000	2570	1330	9	1997	3	8640	N	N	2623 231ST AV SE
69-5	030500	0330	08/20/02	415000	2610	0	9	1997	3	9636	N	N	23143 SE 27TH WY
69-5	102406	9211	05/28/02	475000	2620	1250	9	1999	3	20260	N	N	2530 232ND. AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-5	062950	0070	08/09/01	423800	2630	0	9	2001	3	5019	N	N	2816 257TH PL SE
69-5	092406	9210	07/10/02	450000	2630	0	9	1998	3	12146	N	N	21552 SE 28TH LN
69-5	278210	0130	04/17/01	410000	2630	0	9	1999	3	8665	N	N	22538 SE 14TH PL
69-5	697994	0140	02/05/01	516350	2630	0	9	2000	3	8485	N	N	21237 SE 26TH ST
69-5	697994	0160	11/13/02	512000	2630	0	9	2000	3	7779	N	N	2628 212TH PL SE
69-5	062981	1580	03/25/02	415000	2720	0	9	1998	3	9662	N	N	24917 NE 1ST PL
69-5	062981	1010	02/22/02	406000	2730	0	9	1998	3	8807	N	N	24855 NE 1ST PL
69-5	062981	1080	03/20/02	410000	2730	0	9	1998	3	6932	N	N	24852 NE 1ST PL
69-5	062981	1590	05/13/02	415000	2730	0	9	1998	3	8700	N	N	24911 NE 1ST PL
69-5	062981	1360	07/03/01	420000	2740	0	9	1999	3	8120	N	N	24916 NE 3RD PL
69-5	062950	0050	03/21/02	434800	2750	0	9	2001	3	5142	N	N	2906 257TH PL SE
69-5	062950	0100	02/25/02	441800	2750	0	9	2001	3	5032	N	N	2804 257TH PL SE
69-5	030501	0260	12/14/01	425000	2760	0	9	1998	3	6091	N	N	2679 230TH AV SE
69-5	679099	0100	03/14/02	401000	2760	0	9	1991	3	7643	N	N	3113 214TH PL SE
69-5	062950	0010	10/18/01	455950	2770	0	9	2001	3	5558	N	N	2924 257TH PL SE
69-5	062981	1090	02/21/01	415000	2770	0	9	1998	3	7837	N	N	24858 NE 1ST PL
69-5	062981	1410	01/12/01	435000	2780	0	9	1999	3	8836	N	N	242 249TH PL NE
69-5	062950	0350	12/19/02	444800	2790	0	9	2002	3	5138	N	N	2903 256TH CT SE
69-5	217750	0345	04/26/02	420000	2790	0	9	1997	3	15681	Y	N	2049 E BEAVER LAKE DR SE
69-5	062981	1340	04/27/01	460000	2800	0	9	1999	3	9127	N	N	24906 NE 3RD PL
69-5	716760	0210	02/15/02	465000	2820	0	9	2001	3	6623	N	N	25855 NE 4TH PL
69-5	030501	0130	06/27/02	415000	2830	0	9	1998	3	6095	N	N	22943 SE 27TH CT
69-5	030501	0380	07/24/02	432000	2830	0	9	1998	3	7485	N	N	2684 230TH AV SE
69-5	030501	0430	05/07/02	425000	2830	0	9	1998	3	6060	N	N	23034 SE 27TH WY
69-5	697994	0150	07/23/01	525000	2840	0	9	2000	3	6685	N	N	21223 SE 26TH ST
69-5	062950	0020	09/26/01	474800	2850	0	9	2001	3	5011	N	N	2918 257TH PL SE
69-5	062950	0060	11/13/01	423000	2850	0	9	2001	3	5103	N	N	2902 257TH PL SE
69-5	062950	0110	11/08/01	454860	2850	0	9	2001	3	7146	N	N	2802 257TH PL SE
69-5	062950	0170	10/14/02	451800	2850	0	9	2001	3	5664	N	N	2813 257TH PL SE
69-5	278210	0070	06/28/02	399000	2850	0	9	1999	3	6448	N	N	22554 SE 14TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-5	278210	0180	08/07/02	434050	2870	0	9	2000	3	8006	N	N	1415 225TH PL SE
69-5	721572	0660	07/10/01	415000	2970	0	9	1999	3	9644	N	N	24037 SE 10TH CT
69-5	721572	0840	12/19/01	405000	2970	0	9	2001	3	8090	N	N	24009 SE 9TH CT
69-5	721572	0890	10/18/01	419990	2970	0	9	2001	3	10448	N	N	24045 SE 9TH CT
69-5	721572	0900	12/15/01	426990	2970	0	9	2001	3	8879	N	N	24046 SE 9TH CT
69-5	721572	0920	03/12/02	427500	2970	0	9	1999	3	8238	N	N	24032 SE 9TH CT
69-5	721573	0010	03/18/02	390000	2970	0	9	2001	3	6986	N	N	1314 241ST PL SE
69-5	721573	0030	09/21/01	402990	2970	0	9	2001	3	7985	N	N	1302 241ST PL SE
69-5	721573	0070	02/22/01	399990	2970	0	9	2000	3	6500	N	N	24026 SE 13TH PL
69-5	721573	0360	01/05/01	405990	2970	0	9	2000	3	11960	N	N	1221 240TH WY SE
69-5	721573	0370	03/23/01	392990	2970	0	9	2000	3	8138	N	N	1301 240TH WY SE
69-5	721573	0420	05/14/01	416742	2970	0	9	2001	3	10286	N	N	1415 240TH WY SE
69-5	721573	0440	07/13/01	419990	2970	0	9	2001	3	11784	N	N	1425 240TH WY SE
69-5	721573	0460	07/17/01	418803	2970	0	9	2001	3	6373	N	N	24032 SE 15TH PL
69-5	721573	0510	05/01/01	404884	2970	0	9	2001	3	8439	N	N	1410 240TH WY SE
69-5	721573	0520	04/23/01	394990	2970	0	9	2001	3	11374	N	N	1404 240TH WY SE
69-5	721573	0560	02/23/01	398990	2970	0	9	2000	3	7516	N	N	24031 SE 13TH PL
69-5	721573	0570	09/19/01	403000	2970	0	9	2001	3	6588	N	N	1305 241ST PL SE
69-5	721573	0610	08/22/01	401000	2970	0	9	2001	3	6175	N	N	1413 241ST PL SE
69-5	721573	0640	08/16/01	414990	2970	0	9	2001	3	6868	N	N	1429 241ST PL SE
69-5	721573	0660	04/09/02	397000	2970	0	9	2001	3	6652	N	N	1428 241ST PL SE
69-5	721573	0690	08/28/01	400990	2970	0	9	2001	3	6964	N	N	1406 241ST PL SE
69-5	030500	0060	11/26/01	385000	2980	0	9	1996	3	5250	N	N	22934 SE 25TH PL
69-5	769180	0250	08/29/02	489000	2980	1260	9	2002	3	4853	N	N	1507 225TH PL SE
69-5	062950	0140	04/26/02	498245	2990	0	9	2001	3	8313	N	N	2807 257TH PL SE
69-5	092406	9292	09/17/01	469000	2990	0	9	2001	3	10400	N	N	21515 SE 30TH PL
69-5	092406	9295	05/24/02	465000	3000	0	9	2002	3	15429	N	N	3319 228TH AV SE
69-5	092406	9293	12/14/01	472000	3010	0	9	2001	3	10403	N	N	21511 SE 30TH PL
69-5	062950	0150	08/26/02	523219	3030	0	9	2002	3	6532	N	N	2809 257TH PL SE
69-5	062950	0200	12/03/01	495911	3030	0	9	2001	3	8215	N	N	2903 257TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-5	062950	0210	12/08/02	490000	3030	0	9	2001	3	8215	N	N	2905 257TH PL SE
69-5	062950	0280	01/14/02	472726	3050	0	9	2001	3	5553	N	N	2922 256TH CT SE
69-5	062950	0360	03/11/02	469800	3050	0	9	2001	3	8531	N	N	2907 SE 256TH PL
69-5	112406	9005	12/20/01	485000	3050	0	9	1976	3	55075	N	N	25707 SE 30TH ST
69-5	697994	0030	06/20/01	490000	3060	0	9	1999	3	7488	N	N	2615 212TH PL SE
69-5	697994	0070	06/19/01	543500	3060	0	9	2000	3	9161	N	N	21242 SE 26TH ST
69-5	102406	9078	05/08/02	667500	3070	0	9	2000	3	98010	N	N	2915 238TH AV SE
69-5	062981	0780	05/07/01	489500	3100	0	9	1998	3	8746	N	N	110 247TH AV SE
69-5	092406	9296	09/24/02	445000	3120	0	9	2002	3	14004	N	N	3321 228TH AV SE
69-5	721572	0370	06/19/02	459950	3150	0	9	1999	3	11613	N	N	23950 SE 10TH ST
69-5	721572	0440	09/16/02	427000	3150	0	9	1999	3	10335	N	N	1027 240TH WY SE
69-5	721572	0630	06/18/02	438000	3150	0	9	1999	3	7153	N	N	24013 SE 10TH CT
69-5	721572	0710	01/18/02	425000	3150	0	9	1999	3	8523	N	N	24012 SE 10TH CT
69-5	721572	0850	12/12/01	425950	3150	0	9	2001	3	8124	N	N	24017 SE 9TH CT
69-5	721572	0930	02/21/02	450000	3150	0	9	1999	3	11919	N	N	24026 SE 9TH CT
69-5	721572	0940	01/09/02	438990	3150	0	9	2001	3	11161	N	N	24016 SE 9TH CT
69-5	721573	0020	11/16/01	421000	3150	0	9	2001	3	7059	N	N	1308 241ST PL SE
69-5	721573	0040	03/06/02	399990	3150	0	9	2001	3	9130	N	N	24042 SE 13TH PL
69-5	721573	0050	03/14/01	421990	3150	0	9	2000	3	7051	N	N	24038 SE 13TH PL
69-5	721573	0060	07/17/01	422990	3150	0	9	2000	3	6500	N	N	24032 SE 13TH PL
69-5	721573	0090	05/23/02	425000	3150	0	9	2000	3	7778	N	N	24012 SE 13TH PL
69-5	721573	0350	01/08/01	411990	3150	0	9	2000	3	10816	N	N	1215 240TH WY SE
69-5	721573	0380	06/11/01	412990	3150	0	9	2001	3	8542	N	N	1307 240TH WY SE
69-5	721573	0390	04/04/01	407990	3150	0	9	2001	3	8199	N	N	1315 240TH WY SE
69-5	721573	0400	06/11/01	413990	3150	0	9	2000	3	8194	N	N	1403 240TH WY SE
69-5	721573	0410	05/31/01	411990	3150	0	9	2001	3	9703	N	N	1409 240TH WY SE
69-5	721573	0430	07/17/01	428440	3150	0	9	2001	3	9318	N	N	1419 240TH WY SE
69-5	721573	0450	12/05/01	382000	3150	0	9	2001	3	9599	N	N	1426 240TH WY SE
69-5	721573	0470	07/26/01	405990	3150	0	9	2001	3	8084	N	N	24040 SE 15TH PL
69-5	721573	0480	07/06/01	417827	3150	0	9	2001	3	11010	N	N	1424 240TH WY SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-5	721573	0490	03/15/02	395000	3150	0	9	2001	3	9807	N	N	1420 240TH WY SE
69-5	721573	0500	06/12/01	405990	3150	0	9	2001	3	8439	N	N	1416 240TH WY SE
69-5	721573	0530	05/30/01	420990	3150	0	9	2001	3	11723	N	N	1402 240TH WY SE
69-5	721573	0540	01/16/01	409990	3150	0	9	2000	3	7335	N	N	24017 SE 13TH PL
69-5	721573	0550	02/08/01	421990	3150	0	9	2000	3	6593	N	N	24023 SE 13TH PL
69-5	721573	0580	02/22/02	400000	3150	0	9	2001	3	6175	N	N	1309 241ST PL SE
69-5	721573	0590	12/12/01	420956	3150	0	9	2001	3	6175	N	N	1325 241ST PL SE
69-5	721573	0600	08/24/01	427009	3150	0	9	2001	3	6175	N	N	1407 241ST PL SE
69-5	721573	0620	10/23/01	411000	3150	0	9	2001	3	6175	N	N	1417 241ST PL SE
69-5	721573	0630	09/26/01	413900	3150	0	9	2001	3	6175	N	N	1423 241ST PL SE
69-5	721573	0650	08/17/01	414990	3150	0	9	2001	3	6853	N	N	1434 241ST PL SE
69-5	721573	0670	08/17/01	423414	3150	0	9	2001	3	6627	N	N	1420 241ST PL SE
69-5	721573	0680	12/15/01	399990	3150	0	9	2001	3	6603	N	N	1414 241ST PL SE
69-5	062950	0120	03/19/02	495000	3260	0	9	2001	3	6978	N	N	2801 257TH PL SE
69-5	062950	0370	08/07/01	530727	3260	0	9	2001	3	6251	N	N	2913 SE 256TH PL
69-5	092406	9093	04/23/02	422500	3280	0	9	1991	3	16315	N	N	3315 228TH AV SE
69-5	721573	0080	02/14/01	406720	3290	0	9	2001	3	7335	N	N	24020 SE 13TH PL
69-5	697994	0010	01/10/01	562590	3320	0	9	2000	3	9494	N	N	2627 212TH PL SE
69-5	697994	0050	10/25/02	519000	3320	0	9	1999	3	9024	N	N	21226 SE 26TH ST
69-5	697994	0060	06/20/01	580000	3320	0	9	1999	3	9092	N	N	21234 SE 26TH ST
69-5	042406	9274	05/28/02	551500	3350	0	9	2001	3	10466	N	N	22604 SE 16TH PL
69-5	092406	9099	11/18/02	835800	3540	0	9	2001	3	16875	Y	Y	21560 SE 28TH LN
69-5	030501	0460	04/10/01	425000	3680	0	9	1997	3	5250	N	N	23114 SE 27TH WY
69-5	716760	0180	12/17/02	583000	3800	0	9	2002	3	8424	N	N	25733 NE 4TH PL
69-5	042406	9276	05/20/02	579990	3820	0	9	2001	3	12550	N	N	22610 SE 16TH PL
69-5	716760	0130	09/16/02	749990	3890	1840	9	2002	3	16563	N	N	25720 NE 4TH PL
69-5	716760	0150	02/11/02	582000	3910	0	9	2001	3	9002	N	N	25708 NE 4TH PL
69-5	716760	0190	12/17/02	632000	4440	0	9	2002	3	8215	N	N	25739 NE 4TH PL
69-5	716760	0140	06/25/02	686500	4600	0	9	2001	3	9760	N	N	25714 NE 4TH PL
69-5	721573	0830	01/19/01	294990	1800	0	10	2001	3	6036	N	N	1432 242ND PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-5	864990	0190	06/25/02	396900	2290	0	10	1991	3	10524	N	N	23332 SE 31ST CT
69-5	864990	0570	08/27/02	385000	2330	0	10	1991	3	9453	N	N	3127 235TH AV SE
69-5	255330	0610	08/08/01	387500	2380	0	10	1991	3	11559	N	N	23206 SE 29TH CT
69-5	864990	0280	06/11/01	426500	2470	0	10	1990	3	12783	N	N	3161 233RD PL SE
69-5	864990	0340	06/20/02	400000	2470	0	10	1990	3	8218	N	N	3134 233RD PL SE
69-5	160459	0330	03/07/02	401000	2500	0	10	1990	3	16875	N	N	23212 SE 15TH CT
69-5	160459	0350	09/03/02	468950	2500	990	10	1990	3	16606	N	N	23211 SE 15TH CT
69-5	253750	0020	07/05/01	399500	2500	0	10	1994	3	7247	N	N	23209 SE 27TH ST
69-5	255330	0070	10/19/01	420000	2500	0	10	1991	3	9919	N	N	2820 233RD AV SE
69-5	255330	0440	03/25/02	429990	2500	0	10	1992	3	9870	N	N	2805 233RD AV SE
69-5	255330	0600	08/15/01	400000	2600	0	10	1992	3	9764	N	N	23210 SE 29TH CT
69-5	865390	0270	06/11/01	435000	2600	0	10	1994	3	7199	N	N	2718 226TH AV SE
69-5	160459	0320	02/20/02	400000	2610	0	10	1989	3	25237	N	N	23216 SE 15TH CT
69-5	160459	0140	04/03/02	425000	2640	0	10	1990	3	17128	N	N	23309 SE 13TH CT
69-5	721572	0180	02/20/01	569000	2650	990	10	2000	3	11798	N	N	23919 SE 8TH PL
69-5	670585	0240	03/26/02	425000	2680	0	10	1992	3	9307	N	N	21455 SE 35TH WY
69-5	253750	0120	06/19/02	429950	2690	0	10	1994	3	7344	N	N	2642 232ND PL SE
69-5	670585	0410	07/17/02	458500	2690	0	10	1992	3	13987	N	N	21220 SE 35TH WY
69-5	679105	0440	06/29/01	498000	2690	0	10	1995	3	8832	N	N	3359 212TH CT SE
69-5	670585	0060	11/25/02	387400	2710	0	10	1992	3	7910	N	N	21223 SE 35TH WY
69-5	865390	0250	03/01/01	395000	2710	0	10	1995	3	11832	N	N	22781 SE 27TH ST
69-5	255330	0010	08/13/01	384950	2720	0	10	1991	3	14123	N	N	23318 SE 31ST ST
69-5	864990	0290	04/03/01	434900	2720	0	10	1990	3	11559	N	N	3165 233RD PL SE
69-5	253750	0050	08/08/02	429500	2730	0	10	1994	3	8023	N	N	2719 232ND PL SE
69-5	255330	0490	08/07/02	427000	2730	0	10	1992	3	9677	N	N	3003 233RD AV SE
69-5	042406	9173	09/05/02	540000	2750	0	10	1976	3	77972	N	N	1717 223RD AV SE
69-5	864990	0380	10/08/01	405000	2750	0	10	1992	3	8373	N	N	3102 233RD PL SE
69-5	561150	0200	11/01/02	476000	2760	0	10	1999	3	6969	N	N	23423 SE 28TH CT
69-5	670585	0080	02/25/02	430000	2760	0	10	1992	3	8899	N	N	21235 SE 35TH WY
69-5	864990	0350	03/02/01	402900	2770	0	10	1990	3	7352	N	N	3126 233RD PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-5	670585	0070	08/28/02	426950	2780	0	10	1992	3	6720	N	N	21229 SE 35TH WY
69-5	679105	0040	08/22/01	495500	2780	0	10	1995	3	8537	N	N	21221 SE 34TH ST
69-5	679105	0460	10/07/02	470000	2790	0	10	1995	3	9441	N	N	3371 212TH CT SE
69-5	679105	0160	06/22/01	498000	2800	0	10	1997	3	9915	N	N	21425 SE 34TH PL
69-5	042406	9193	12/12/01	754000	2820	0	10	1978	3	168577	N	N	21326 SE 13TH PL
69-5	864990	0650	10/11/02	425000	2820	0	10	1992	3	10061	N	N	3135 235TH PL SE
69-5	160459	0050	06/20/02	460800	2900	0	10	1989	3	15079	N	N	23303 SE 14TH CT
69-5	679095	0070	04/12/02	677600	2900	0	10	1989	4	70719	N	N	23401 SE 17TH PL
69-5	160459	0170	09/26/01	475000	2910	0	10	1990	3	17632	N	N	23318 SE 13TH CT
69-5	670585	0370	10/29/02	444000	2910	0	10	1992	3	9373	N	N	21312 SE 35TH WY
69-5	679095	0130	06/21/01	702500	2920	1270	10	1989	3	49476	N	N	1635 235TH AV SE
69-5	864990	0540	08/20/01	400000	2950	0	10	1991	3	9019	N	N	3107 235TH AV SE
69-5	951092	0090	11/16/02	485000	2980	0	10	1992	3	18384	N	N	24104 SE 16TH PL
69-5	679105	0240	06/18/01	512500	2990	0	10	1996	3	10844	N	N	3363 214TH PL SE
69-5	670585	0160	07/23/02	475000	3010	0	10	1992	3	7353	N	N	21417 SE 35TH WY
69-5	864990	0500	01/16/02	410000	3010	0	10	1991	3	9813	N	N	3140 234TH CT SE
69-5	092406	9286	07/20/01	510650	3030	0	10	1999	3	6139	N	N	3228 214TH CT SE
69-5	721572	0220	06/17/02	625000	3030	1350	10	1999	3	21007	N	N	23958 SE 8TH PL
69-5	864990	0230	07/18/02	425000	3040	0	10	1991	3	10461	N	N	23333 SE 31ST CT
69-5	679105	0150	03/19/02	500000	3060	0	10	1996	3	9915	N	N	21419 SE 34TH PL
69-5	561150	0040	04/24/02	495000	3070	0	10	1998	3	6305	N	N	2819 234TH AV SE
69-5	255330	0320	09/19/01	429000	3080	0	10	1993	3	8843	N	N	23322 SE 26TH PL
69-5	679105	0360	12/13/01	495000	3100	0	10	1996	3	9782	N	N	3367 213TH PL SE
69-5	679105	0090	09/25/01	505000	3110	0	10	1996	3	8470	N	N	21323 SE 34TH PL
69-5	865390	0130	10/05/02	429000	3110	0	10	1994	3	7216	N	N	22705 SE 27TH ST
69-5	255330	0240	07/15/02	460177	3130	0	10	1994	3	10492	N	N	2630 233RD AV SE
69-5	721572	0170	04/12/01	613900	3160	1180	10	2000	3	13797	N	N	23915 SE 8TH PL
69-5	721572	0230	07/12/02	650000	3160	1180	10	1999	3	21856	N	N	23939 SE 8TH PL
69-5	417870	0010	11/18/02	632500	3180	0	10	1988	3	73616	N	N	827 LANCASTER WY SE
69-5	160459	0090	01/22/02	453500	3190	0	10	1991	3	18416	N	N	23320 SE 14TH CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-5	253750	0090	08/23/01	430000	3190	0	10	1994	3	7344	N	N	2708 232ND PL SE
69-5	255330	0260	07/18/02	470000	3190	0	10	1993	3	9067	N	N	23317 SE 26TH PL
69-5	864990	0620	08/26/02	436900	3200	0	10	1992	3	8131	N	N	3114 235TH AV SE
69-5	255330	0170	08/27/02	473300	3230	0	10	1994	3	18241	N	N	23405 SE 27TH CT
69-5	864990	0100	10/29/02	485000	3230	0	10	1992	3	11692	N	N	3015 235TH AV SE
69-5	865390	0050	05/07/02	519000	3240	0	10	1994	3	12187	N	N	22762 SE 27TH ST
69-5	062981	0400	02/14/02	505000	3250	0	10	1999	3	9986	N	N	24504 SE 3RD CT
69-5	062981	0670	10/04/02	492500	3250	0	10	1999	3	9035	N	N	209 246TH WY SE
69-5	561150	0010	12/17/02	502500	3250	0	10	1998	3	8737	N	N	2721 234TH AV SE
69-5	812010	0180	04/12/01	588000	3350	0	10	1984	3	27348	N	N	2531 239TH AV SE
69-5	062981	0740	03/27/02	560000	3360	0	10	1997	3	11040	N	N	24620 SE 1ST ST
69-5	721572	0110	09/24/01	599950	3400	0	10	1999	3	17805	N	N	23952 SE 8TH PL
69-5	865390	0020	08/20/02	450000	3410	0	10	1996	3	7178	N	N	22778 SE 27TH ST
69-5	417870	0060	06/26/02	805000	3440	0	10	1988	4	90169	N	N	1025 LANCASTER WY SE
69-5	062981	0230	02/12/01	548000	3490	0	10	1999	3	13286	N	N	455 245TH AV SE
69-5	062981	0550	07/19/01	510000	3490	0	10	1999	3	9355	N	N	24506 SE 1ST ST
69-5	062981	0730	05/30/01	530000	3490	0	10	1997	3	9384	N	N	24612 SE 1ST ST
69-5	721572	0200	02/26/01	669900	3490	1400	10	2000	3	14140	N	N	23927 SE 8TH PL
69-5	062981	0960	09/27/02	492500	3510	0	10	1998	3	8918	N	N	142 247TH AV SE
69-5	062981	0810	05/06/02	525000	3520	0	10	1998	3	8518	N	N	126 247TH AV SE
69-5	864990	0200	07/13/01	442000	3530	0	10	1991	3	9536	N	N	23328 SE 31ST CT
69-5	865390	0060	05/23/01	485000	3570	0	10	1994	3	11277	N	N	22758 SE 27TH ST
69-5	062981	0530	11/02/01	535000	3600	0	10	1999	3	8724	N	N	107 245TH PL SE
69-5	042406	9271	03/11/02	684000	3640	1120	10	2001	3	21802	N	N	22600 SE 16TH PL
69-5	865390	0030	04/09/01	494950	3657	0	10	1996	3	11728	N	N	22772 SE 27TH ST
69-5	042406	9270	10/11/02	710000	3730	1380	10	2001	3	27390	N	N	22602 SE 16TH PL
69-5	160459	0060	08/01/02	555000	3760	0	10	1992	3	16973	N	N	23311 SE 14TH CT
69-5	062981	0410	09/20/02	555000	3890	0	10	1999	3	9324	N	N	24508 SE 3RD CT
69-5	042406	9261	05/14/02	799950	4130	0	10	2000	3	81457	N	N	21334 SE 24TH ST
69-5	679510	0660	07/02/02	830000	4800	0	10	2001	3	37095	N	N	22315 SE 30TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-5	679510	0662	05/24/02	815000	4800	0	10	2001	3	26712	N	N	22332 SE 32ND ST
69-5	679510	0661	04/23/02	805000	5040	0	10	2001	3	27565	N	N	22431 SE 30TH ST
69-5	679510	0663	06/25/02	825000	5060	0	10	2001	3	26781	N	N	22362 SE 32ND ST
69-5	062940	0260	11/20/02	575000	3220	0	11	1996	3	14227	N	N	2636 259TH CT SE
69-5	062940	0350	08/02/01	521500	3240	0	11	1995	3	12611	N	N	25909 SE 23RD CT
69-5	062940	0380	12/05/02	567000	3270	0	11	1996	3	13851	N	N	25924 SE 23RD CT
69-5	062940	0550	05/22/01	650000	3290	0	11	1996	3	12497	N	N	25864 SE 22ND PL
69-5	062940	0400	06/26/01	615000	3330	0	11	1995	3	12870	N	N	25914 SE 23RD CT
69-5	062940	0430	05/25/01	615000	3330	0	11	1995	3	12236	N	N	25921 SE 22ND PL
69-5	188812	0130	03/05/01	644950	3340	0	11	2000	3	14035	N	N	25758 SE 31ST PL
69-5	812010	0080	08/12/01	577000	3400	0	11	1984	3	33599	N	N	2510 239TH AV SE
69-5	062940	0770	06/25/01	565900	3600	0	11	1996	3	12897	N	N	2441 258TH CT SE
69-5	062940	0080	02/11/02	640000	3610	0	11	1995	3	18033	N	N	25720 SE 27TH ST
69-5	188812	0080	12/04/01	600000	3610	0	11	2000	3	12811	N	N	25904 SE 31ST PL
69-5	188812	0120	07/23/01	655000	3670	0	11	2000	3	14026	N	N	25802 SE 31ST PL
69-5	062940	0140	10/17/02	645500	3700	0	11	1995	3	15473	N	N	25745 SE 27TH ST
69-5	188812	0090	06/25/01	714950	3780	0	11	2000	3	13293	N	N	25824 SE 31ST PL
69-5	188812	0040	07/21/01	685000	3790	0	11	2000	3	11783	N	N	25809 SE 31ST PL
69-5	188812	0070	06/19/01	651827	3810	0	11	2000	3	10497	N	N	25905 SE 31ST PL
69-5	188812	0060	10/23/02	659900	3820	0	11	2000	3	10946	N	N	25823 SE 31ST PL
69-5	188812	0020	06/26/01	720000	3860	0	11	2000	3	12105	N	N	25757 SE 31ST PL
69-5	062940	0630	08/03/01	647000	3930	0	11	1996	3	18481	N	N	25883 SE 22ND PL
69-5	188812	0100	09/05/01	700000	3940	0	11	2000	3	14026	N	N	25818 SE 31ST PL
69-5	188812	0030	07/26/01	695990	3960	0	11	2000	3	11783	N	N	25803 SE 31ST PL
69-5	188812	0050	02/22/01	715000	3960	0	11	2000	3	11783	N	N	25817 SE 31ST PL
69-5	062981	0060	10/15/02	794000	4030	0	11	1998	3	15438	N	N	24603 SE 2ND PL
69-5	188812	0140	04/06/01	762000	4030	0	11	2000	3	13474	N	N	25750 SE 31ST PL
69-5	188812	0110	06/05/01	775000	4150	0	11	2000	3	14026	N	N	25810 SE 31ST PL
69-5	062980	0290	12/04/02	965000	4260	0	11	1999	3	25769	N	N	121 WINDSOR DR SE
69-5	062980	0250	11/08/02	1075000	4270	0	11	1999	3	24825	N	N	108 WINDSOR DR SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-5	679095	0090	03/08/01	660000	4280	0	11	1986	4	49783	N	N	23410 SE 17TH PL
69-5	062980	0520	02/06/02	965000	4330	0	11	1997	3	26162	N	N	24637 SE 9TH PL
69-5	062981	0080	07/10/01	831000	4560	0	11	1999	3	14036	N	N	230 246TH WY SE
69-5	032406	9105	08/01/01	1020000	4610	1710	11	1994	3	180477	N	N	23718 SE 24TH ST
69-5	188812	0010	04/27/01	780000	4670	0	11	2000	3	13516	N	N	25753 SE 31ST PL
69-5	062980	0440	11/20/02	1175000	4720	0	11	1997	3	31012	N	N	803 WINDSOR DR SE
69-5	062980	0420	06/13/01	1710000	5040	0	12	1999	3	25236	N	N	641 WINDSOR DR SE
69-5	062980	0080	10/31/02	1150000	5110	0	12	1998	3	36066	N	N	24613 SE 9TH PL
69-5	062980	0320	06/12/02	1680000	5340	0	12	2000	3	25836	N	N	145 WINDSOR DR SE
69-5	062980	0670	11/27/02	1500000	5680	0	12	1999	3	31962	N	N	24425 SE 7TH CT
69-5	062980	0330	01/23/02	2000000	5780	0	12	2000	3	23316	N	N	153 WINDSOR DR SE
69-5	062980	0390	10/11/01	1650000	6320	0	12	2001	3	25143	N	N	615 WINDSOR DR SE
69-5	062980	0400	06/24/02	1900000	6365	0	12	2001	3	26072	N	N	625 WINDSOR DR SE
69-5	062980	0580	01/21/02	2260000	7510	0	12	2000	3	25060	N	N	24672 SE 9TH PL
69-5	062980	0590	09/25/01	2570000	7660	0	13	1999	3	26118	N	N	24668 SE 9TH PL
69-6	405730	0040	11/18/02	203500	1140	0	7	1988	3	3180	N	N	4181 244TH PL SE
69-6	405730	0010	03/13/02	180000	1150	0	7	1988	3	3592	N	N	4187 244TH PL SE
69-6	405730	0200	06/04/02	199550	1150	0	7	1988	3	3323	N	N	4160 244TH PL SE
69-6	405730	0230	08/16/02	201950	1150	0	7	1988	3	3297	N	N	4170 244TH PL SE
69-6	405730	0280	01/05/01	175000	1150	0	7	1988	3	3811	N	N	4182 244TH PL SE
69-6	390490	1500	01/14/02	244000	1440	0	7	1985	3	4065	N	N	4378 242ND PL SE
69-6	390490	1430	10/17/02	255000	1470	0	7	1986	3	4050	N	N	4336 242ND PL SE
69-6	390490	1830	05/11/01	243000	1470	0	7	1985	3	4149	N	N	24251 SE 43RD PL
69-6	390490	1410	11/04/02	270000	1490	0	7	1985	3	4661	N	N	4324 242ND PL SE
69-6	390490	1280	07/16/01	241500	1560	0	7	1985	3	8349	N	N	24200 SE 43RD PL
69-6	390490	1870	05/16/02	259950	1560	0	7	1985	3	4050	N	N	24221 SE 43RD PL
69-6	390490	1890	09/27/02	255000	1570	0	7	1985	3	4050	N	N	24209 SE 43RD PL
69-6	390490	1850	07/20/01	259950	1610	0	7	1985	3	4050	N	N	24233 SE 43RD PL
69-6	390510	0470	03/15/02	294990	1740	0	7	1994	3	3837	N	N	4125 252ND AV SE
69-6	122406	9048	12/07/01	387000	1800	0	7	1966	4	65340	N	N	2525 271ST AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-6	102406	9171	07/25/02	380500	1390	1240	8	1979	3	53578	N	N	23421 SE 32ND WY
69-6	390491	0290	11/14/02	257500	1390	0	8	1987	3	5323	N	N	24329 SE 42ND PL
69-6	390494	0260	12/02/02	316500	1390	490	8	1988	3	7632	N	N	24502 SE 39TH PL
69-6	390493	0540	04/23/01	275000	1450	0	8	1987	3	5706	N	N	24210 SE 38TH PL
69-6	390496	0530	10/03/01	315950	1460	440	8	1989	3	7000	N	N	3518 243RD AV SE
69-6	390494	0760	05/24/01	357500	1500	700	8	1988	3	7781	N	N	3809 245TH AV SE
69-6	390490	0410	09/17/02	344950	1520	590	8	1985	3	7365	N	N	24213 SE 42ND PL
69-6	390510	0090	10/10/02	286000	1530	0	8	1994	3	4078	N	N	4221 249TH CT SE
69-6	390510	0920	08/07/02	276000	1530	0	8	1995	3	5022	N	N	25021 SE 42ND DR
69-6	390490	0530	10/11/01	268450	1580	0	8	1985	3	6065	N	N	24105 SE 42ND ST
69-6	390510	0930	06/08/01	289500	1590	0	8	1994	3	4711	N	N	25013 SE 42ND DR
69-6	390490	0480	11/06/02	280000	1600	0	8	1985	3	6634	N	N	4237 242ND AV SE
69-6	390508	1570	03/20/02	329900	1610	0	8	1994	3	4653	N	N	25840 SE 41ST ST
69-6	390510	0870	10/23/02	294500	1610	0	8	1994	3	4874	N	N	25128 SE 42ND DR
69-6	115000	1370	06/18/02	434000	1630	1540	8	1977	5	37561	N	N	4634 238TH WY SE
69-6	390491	0010	05/25/01	274500	1640	0	8	1987	3	7847	N	N	4241 243RD AV SE
69-6	390510	0500	02/01/01	290000	1640	0	8	1994	3	3755	N	N	4124 252ND AV SE
69-6	390504	0140	07/19/02	290000	1650	0	8	1991	3	5146	N	N	3920 255TH PL SE
69-6	390491	0170	04/22/02	283950	1670	0	8	1987	3	6421	N	N	24344 SE 42ND ST
69-6	390499	0500	09/24/02	289000	1680	0	8	1989	3	5300	N	N	3564 253RD CT SE
69-6	390490	0280	07/08/02	267950	1690	0	8	1985	3	7163	N	N	4208 242ND AV SE
69-6	390498	0060	04/05/01	255000	1690	0	8	1989	3	4469	N	N	3665 248TH AV SE
69-6	390498	0200	06/07/01	276000	1690	0	8	1989	3	4334	N	N	3638 248TH PL SE
69-6	390498	0240	04/30/01	274950	1690	0	8	1989	3	5974	N	N	3656 248TH PL SE
69-6	390498	0260	02/14/01	260000	1690	0	8	1989	3	3967	N	N	3664 248TH PL SE
69-6	390498	0290	03/13/02	298500	1690	0	8	1989	3	5631	N	N	3676 248TH PL SE
69-6	390498	0470	03/18/02	285000	1690	0	8	1989	3	4928	N	N	3694 248TH AV SE
69-6	390505	0250	12/19/02	295900	1690	0	8	1990	3	4500	N	N	25226 SE 35TH ST
69-6	390495	0150	08/21/02	290000	1700	0	8	1988	3	4661	N	N	3716 246TH AV SE
69-6	390497	0340	08/23/01	286500	1700	0	8	1989	3	5222	N	N	3722 248TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-6	390505	0420	02/01/02	271500	1700	0	8	1990	3	5535	N	N	3545 252ND PL SE
69-6	390493	0290	04/12/01	275000	1710	0	8	1988	3	5191	N	N	3831 242ND AV SE
69-6	390508	1090	08/07/01	300000	1710	0	8	1994	3	5306	N	N	25742 SE 42ND WY
69-6	390510	0450	02/09/01	286500	1710	0	8	1995	3	3660	N	N	4133 252ND AV SE
69-6	390510	0630	03/23/01	287000	1710	0	8	1994	3	4561	N	N	25225 SE 42ND DR
69-6	390510	0730	04/26/02	295000	1710	0	8	1994	3	4380	N	N	25041 SE 42ND ST
69-6	390497	0470	01/14/02	258000	1720	0	8	1989	3	4313	N	N	3734 248TH AV SE
69-6	390510	0080	06/14/01	299950	1720	0	8	1995	3	4005	N	N	4225 249TH CT SE
69-6	390510	0100	03/22/02	316900	1720	0	8	1994	3	3903	N	N	4217 249TH CT SE
69-6	390510	0180	07/19/02	304900	1720	0	8	1994	3	3872	N	N	4216 249TH CT SE
69-6	390510	0220	12/09/02	308000	1720	0	8	1994	3	4006	N	N	4234 249TH CT SE
69-6	390510	0850	02/01/02	306000	1720	0	8	1994	3	4339	N	N	25118 SE 42ND DR
69-6	390490	0310	07/12/01	265000	1730	0	8	1985	3	6255	N	N	4226 242ND AV SE
69-6	390491	0180	06/12/02	284000	1730	0	8	1987	3	4909	N	N	24348 SE 42ND ST
69-6	390510	0060	06/28/01	295000	1740	0	8	1995	3	4050	N	N	4233 249TH CT SE
69-6	390490	2290	09/19/01	295000	1750	0	8	1985	3	8521	N	N	24125 SE 44TH CT
69-6	390496	0090	07/15/02	277000	1760	0	8	1988	3	4503	N	N	3737 247TH AV SE
69-6	390504	0420	08/24/01	312500	1770	0	8	1991	3	6192	N	N	25533 SE 41ST CT
69-6	390510	0830	10/21/02	294000	1770	0	8	1994	3	4187	N	N	25104 SE 42ND DR
69-6	390499	0330	04/18/02	274700	1780	0	8	1989	3	4690	N	N	3523 253RD CT SE
69-6	390510	0300	05/01/01	300000	1780	0	8	1994	3	3953	N	N	4223 250TH PL SE
69-6	390510	0400	12/23/02	322500	1780	0	8	1995	3	3766	N	N	25106 SE 42ND ST
69-6	390510	0480	11/14/02	292000	1780	0	8	1995	3	3619	N	N	4116 252ND AV SE
69-6	390510	0700	07/23/01	302500	1780	0	8	1994	3	4083	N	N	25119 SE 42ND ST
69-6	390512	1010	12/17/01	295000	1780	0	8	1994	3	5055	N	N	25115 SE 41ST DR
69-6	352900	0400	05/08/01	299000	1790	0	8	1988	3	7191	N	N	4608 244TH PL SE
69-6	352900	0660	09/04/02	312375	1790	0	8	1988	3	6784	N	N	24521 SE 45TH WY
69-6	390508	1420	09/19/01	302000	1790	0	8	1992	3	4560	N	N	25708 SE 41ST ST
69-6	390512	0500	09/12/01	303900	1790	0	8	1996	3	6261	N	N	4003 252ND AV SE
69-6	352900	0010	06/05/01	306950	1800	0	8	1988	3	8178	N	N	24704 SE 45TH WY

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-6	390490	0590	07/23/02	278000	1800	0	8	1986	3	6415	N	N	23913 SE 42ND ST
69-6	390492	0130	05/21/01	289950	1800	0	8	1987	3	7841	N	N	24509 SE 44TH ST
69-6	390498	0120	08/10/01	285000	1800	0	8	1989	3	4348	N	N	3621 248TH AV SE
69-6	390508	0520	04/01/02	338000	1800	0	8	1994	3	4856	N	N	25825 SE 42ND WY
69-6	390490	2190	09/11/02	295000	1810	0	8	1987	3	7152	N	N	4450 242ND AV SE
69-6	390492	0020	01/17/02	308000	1810	0	8	1987	3	7973	N	N	4261 244TH PL SE
69-6	390510	0990	11/20/01	299950	1810	0	8	1994	3	4366	N	N	24931 SE 42ND DR
69-6	390495	0330	06/25/01	283950	1830	0	8	1988	3	5342	N	N	3715 246TH AV SE
69-6	390504	0160	11/05/02	296000	1830	0	8	1991	3	5701	N	N	3908 255TH PL SE
69-6	390510	0800	03/12/01	295100	1830	0	8	1994	3	4465	N	N	25014 SE 42ND DR
69-6	390491	0580	05/08/02	314950	1840	0	8	1987	3	6657	N	N	4370 243RD AV SE
69-6	390504	0120	11/14/02	295500	1840	0	8	1992	3	5146	N	N	3932 255TH PL SE
69-6	390504	0400	09/11/01	297950	1840	0	8	1991	3	6155	N	N	25506 SE 41ST CT
69-6	390491	0380	03/25/02	287500	1850	0	8	1987	3	4507	N	N	24328 SE 42ND PL
69-6	390492	0140	09/07/01	303999	1850	0	8	1987	3	7450	N	N	24515 SE 44TH ST
69-6	390510	0120	08/21/02	294850	1850	0	8	1994	3	4318	N	N	4209 249TH CT SE
69-6	390510	0590	05/01/02	309900	1850	0	8	1994	3	4399	N	N	25210 SE 42ND DR
69-6	390510	0720	05/23/01	291000	1850	0	8	1994	3	4177	N	N	25049 SE 42ND ST
69-6	390510	0950	06/11/01	288000	1850	0	8	1994	3	4437	N	N	24963 SE 42ND DR
69-6	390494	0230	08/20/02	330000	1860	0	8	1988	3	9395	N	N	24534 SE 39TH PL
69-6	390495	0320	04/26/01	300000	1860	0	8	1988	3	5209	N	N	3721 246TH AV SE
69-6	390510	0410	09/19/01	311000	1860	0	8	1995	3	3766	N	N	25114 SE 42ND ST
69-6	390510	0540	02/19/02	295000	1860	0	8	1994	3	3652	N	N	4140 252ND AV SE
69-6	390510	0550	02/25/02	309900	1860	0	8	1994	3	3691	N	N	4206 252ND AV SE
69-6	390512	0970	06/21/01	300000	1860	0	8	1995	3	4998	N	N	4044 252ND AV SE
69-6	390492	0440	12/05/01	320000	1870	0	8	1987	3	7301	N	N	24516 SE 43RD PL
69-6	390496	0650	08/15/01	320000	1870	0	8	1989	3	7200	N	N	3511 241ST PL SE
69-6	390493	0870	11/20/02	310000	1880	0	8	1988	3	5226	N	N	24227 SE 40TH ST
69-6	390508	1850	07/23/01	322000	1880	0	8	1992	3	6101	N	N	4236 257TH PL SE
69-6	390510	0370	03/21/02	305000	1880	0	8	1995	3	3766	N	N	25034 SE 42ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-6	390510	0390	08/13/01	286500	1880	0	8	1995	3	3766	N	N	25050 SE 42ND ST
69-6	390510	0420	04/10/01	300000	1880	0	8	1995	3	3784	N	N	25122 SE 42ND ST
69-6	390510	0490	11/15/02	305000	1880	0	8	1995	3	3739	N	N	4120 252ND AV SE
69-6	807835	0120	03/14/01	302000	1880	0	8	1988	3	8155	N	N	23944 SE 41ST ST
69-6	390491	0570	09/26/02	322000	1890	0	8	1988	4	9489	N	N	4369 243RD AV SE
69-6	390494	0460	03/21/01	292000	1890	0	8	1988	3	7028	N	N	24118 SE 36TH PL
69-6	390510	1000	04/23/01	300000	1890	0	8	1995	3	4784	N	N	24923 SE 42ND DR
69-6	390490	0940	10/26/01	277000	1900	0	8	1985	3	7200	N	N	23907 SE 42ND PL
69-6	390491	0030	01/02/01	279500	1900	0	8	1987	3	4533	N	N	4229 243RD AV SE
69-6	390494	0440	10/01/02	336950	1900	0	8	1988	3	6216	N	N	24206 SE 36TH PL
69-6	390508	0990	05/25/01	337950	1900	0	8	1994	3	7229	N	N	25734 SE 41ST PL
69-6	390508	1270	11/21/02	332000	1900	0	8	1993	3	4668	N	N	25635 SE 41ST ST
69-6	390508	1770	09/14/01	292078	1900	0	8	1992	3	5143	N	N	4265 258TH AV SE
69-6	807835	0390	08/16/01	304000	1900	0	8	1987	3	8952	N	N	4004 239TH PL SE
69-6	390493	0700	02/05/01	280000	1910	0	8	1988	3	4604	N	N	24213 SE 39TH ST
69-6	390498	0040	05/20/02	295000	1910	0	8	1989	3	6048	N	N	3677 248TH AV SE
69-6	390498	0090	06/08/01	294950	1910	0	8	1989	3	5661	N	N	3639 248TH AV SE
69-6	390498	0150	05/22/01	282000	1910	0	8	1989	3	7394	N	N	3618 248TH PL SE
69-6	390498	0280	03/08/01	288500	1910	0	8	1989	3	4786	N	N	3672 248TH PL SE
69-6	679115	0230	10/31/02	380000	1910	0	8	1981	3	38056	N	N	3226 239TH AV SE
69-6	390491	0790	12/26/01	288500	1920	0	8	1987	3	10081	N	N	4302 243RD AV SE
69-6	390508	0940	02/15/02	330000	1920	0	8	1994	3	6668	N	N	25804 SE 41ST PL
69-6	390496	0710	07/19/01	329950	1930	0	8	1989	3	9930	N	N	3413 241ST PL SE
69-6	390497	0100	06/18/01	296000	1930	0	8	1989	3	8508	N	N	3757 248TH AV SE
69-6	390505	0240	05/20/02	306500	1930	0	8	1990	3	4500	N	N	25230 SE 35TH ST
69-6	390505	0320	08/27/02	298000	1930	0	8	1989	3	5475	N	N	3501 252ND PL SE
69-6	390505	0410	03/23/01	280000	1930	0	8	1990	3	5535	N	N	3541 252ND PL SE
69-6	679115	0030	02/14/02	341500	1930	550	8	1980	3	43995	N	N	23820 SE 33RD ST
69-6	390490	0130	05/07/01	300000	1940	0	8	1986	3	16551	N	N	23902 SE 42ND ST
69-6	679115	0010	10/11/02	341750	1940	0	8	1981	3	35456	N	N	3211 239TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-6	390491	0510	06/22/01	300000	1950	0	8	1987	3	7824	N	N	4321 243RD AV SE
69-6	390493	0450	01/03/02	299000	1950	0	8	1988	3	5389	N	N	24228 SE 39TH ST
69-6	390496	0430	01/24/02	300000	1950	0	8	1989	3	6627	N	N	24116 SE 35TH PL
69-6	390496	0640	03/13/02	325000	1950	0	8	1989	3	7200	N	N	3517 241ST PL SE
69-6	390496	0870	07/15/02	358000	1950	0	8	1989	3	6825	N	N	24408 SE 34TH PL
69-6	390491	0400	12/13/02	290500	1960	0	8	1987	3	5654	N	N	24340 SE 42ND PL
69-6	390492	0160	07/08/02	349000	1960	0	8	1988	3	7440	N	N	24527 SE 44TH ST
69-6	390493	0170	07/19/01	307500	1960	0	8	1988	3	9323	N	N	4025 242ND AV SE
69-6	390494	0620	04/11/02	347000	1960	0	8	1988	3	7509	N	N	24223 SE 36TH PL
69-6	390494	0630	11/08/02	325000	1960	0	8	1988	3	7673	N	N	24210 SE 37TH PL
69-6	390508	0380	11/08/02	314000	1960	0	8	1993	3	4500	N	N	4246 258TH AV SE
69-6	390508	0420	06/20/02	321500	1960	0	8	1993	3	4500	N	N	4230 258TH AV SE
69-6	352900	0570	08/14/01	314000	1970	0	8	1988	3	8396	N	N	4549 247TH PL SE
69-6	390490	0330	12/12/01	307500	1970	0	8	1985	3	7677	N	N	24218 SE 42ND PL
69-6	390490	0730	05/09/01	294000	1970	0	8	1986	3	6646	N	N	23928 SE 42ND PL
69-6	390504	0890	05/17/01	292000	1970	0	8	1990	3	5192	N	N	4237 255TH PL SE
69-6	390493	0380	04/15/02	314950	1980	0	8	1988	3	4842	N	N	3822 242ND AV SE
69-6	390493	0480	06/26/01	300000	1980	0	8	1988	3	6198	N	N	24213 SE 38TH PL
69-6	390493	0500	10/18/01	273000	1980	0	8	1987	3	4578	N	N	24205 SE 38TH PL
69-6	390499	0260	05/31/01	295000	1980	0	8	1989	3	4500	N	N	25238 SE 35TH ST
69-6	390504	0490	10/22/02	326000	1980	0	8	1991	3	6172	N	N	25458 SE 42ND ST
69-6	390504	0560	08/15/01	295000	1980	0	8	1991	3	4970	N	N	25416 SE 42ND ST
69-6	390504	0690	05/21/01	305000	1980	0	8	1991	3	4760	N	N	25433 SE 42ND PL
69-6	390508	0450	07/17/02	317000	1980	0	8	1993	3	4938	N	N	4218 258TH AV SE
69-6	390508	1760	12/06/01	309600	1980	0	8	1992	3	4500	N	N	4261 258TH AV SE
69-6	390495	0210	02/12/02	295000	1990	0	8	1989	3	5366	N	N	3752 246TH AV SE
69-6	390503	0480	04/18/01	324000	1990	0	8	1991	3	5948	N	N	4002 258TH WY SE
69-6	390508	1560	03/27/02	322900	1990	0	8	1993	3	4605	N	N	25834 SE 41ST ST
69-6	390508	1700	07/25/01	308000	1990	0	8	1992	3	5485	N	N	25745 SE 42ND CT
69-6	390508	1730	06/20/01	324450	1990	0	8	1993	3	5995	N	N	4249 258TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-6	390508	1780	04/26/01	339950	1990	0	8	1992	3	7119	N	N	4272 257TH PL SE
69-6	390512	0420	10/17/02	359000	1990	0	8	1996	3	6083	N	N	4049 251ST PL SE
69-6	390512	0520	01/28/02	323000	1990	0	8	1996	3	6678	N	N	4017 252ND AV SE
69-6	122406	9060	07/13/01	350000	2000	0	8	1974	3	55321	N	N	26444 SE DUTHIE HILL RD
69-6	352900	0260	11/18/02	325950	2000	0	8	1988	3	11831	N	N	4610 246TH PL SE
69-6	390503	0250	11/12/02	330000	2000	0	8	1990	3	5799	N	N	25754 SE 40TH ST
69-6	390503	0390	07/02/02	332000	2000	0	8	1991	3	7922	N	N	4023 258TH WY SE
69-6	390503	0440	08/14/01	329000	2000	0	8	1991	3	6439	N	N	4053 258TH WY SE
69-6	390503	0540	03/20/02	334500	2000	0	8	1991	3	6917	N	N	3918 258TH WY SE
69-6	390505	0300	07/16/02	321000	2010	0	8	1989	3	5814	N	N	25206 SE 35TH ST
69-6	390508	0850	03/11/01	324950	2010	0	8	1994	3	4833	N	N	25833 SE 41ST PL
69-6	352900	0140	06/05/01	302000	2020	0	8	1988	3	7640	N	N	4612 247TH PL SE
69-6	390508	0020	11/08/02	320000	2020	0	8	1994	3	5508	N	N	25613 SE 42ND WY
69-6	390496	0800	03/13/02	329500	2030	0	8	1989	3	7123	N	N	24220 SE 34TH PL
69-6	390497	0110	04/11/02	308000	2030	0	8	1989	3	7556	N	N	3763 248TH AV SE
69-6	390504	0380	12/27/01	303000	2030	0	8	1990	3	5097	N	N	25518 SE 41ST CT
69-6	390508	0060	05/25/01	314000	2030	0	8	1994	3	6295	N	N	25629 SE 42ND WY
69-6	390508	0610	03/29/02	312000	2030	0	8	1993	3	5984	N	N	25917 SE 41ST CT
69-6	390508	0660	06/15/01	334950	2030	0	8	1993	3	6943	N	N	25922 SE 41ST CT
69-6	390508	1600	05/04/01	320000	2030	0	8	1993	3	8188	N	N	25858 SE 41ST ST
69-6	390510	0270	05/18/01	290950	2030	0	8	1994	3	4440	N	N	4235 250TH PL SE
69-6	390510	0310	07/18/02	317000	2030	0	8	1994	3	3974	N	N	4219 250TH PL SE
69-6	390510	0760	04/24/01	312000	2030	0	8	1994	3	4634	N	N	4218 250TH PL SE
69-6	390493	0230	02/12/01	300000	2040	0	8	1988	3	5450	N	N	4001 242ND AV SE
69-6	390493	0660	07/10/01	296000	2040	0	8	1988	3	4629	N	N	24229 SE 39TH ST
69-6	390512	0440	11/07/02	383600	2040	0	8	1996	3	6295	N	N	4056 251ST PL SE
69-6	390496	0460	04/01/01	304000	2050	0	8	1989	3	6628	N	N	24206 SE 35TH PL
69-6	390505	0480	01/07/02	286990	2050	0	8	1990	3	5885	N	N	3623 252ND PL SE
69-6	390508	0190	08/22/02	342500	2050	0	8	1994	3	4486	N	N	4263 257TH PL SE
69-6	390508	1010	09/26/02	336950	2050	0	8	1994	3	4568	N	N	25731 SE 41ST PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-6	390508	1410	02/26/01	310000	2050	0	8	1993	3	4519	N	N	25702 SE 41ST ST
69-6	390512	0600	06/13/01	341000	2050	0	8	1996	3	5441	N	N	25102 SE 41ST DR
69-6	390512	0980	09/19/02	347900	2050	0	8	1996	3	4905	N	N	4104 252ND AV SE
69-6	390505	0150	02/21/02	301000	2060	0	8	1989	3	4602	N	N	3530 252ND PL SE
69-6	390508	0290	02/25/02	300000	2060	0	8	1993	3	4499	N	N	4282 258TH AV SE
69-6	390508	0910	02/25/02	334000	2060	0	8	1994	3	5830	N	N	25822 SE 41ST PL
69-6	390503	0640	07/19/02	347000	2067	0	8	1991	3	8064	N	N	4043 259TH AV SE
69-6	352900	0480	03/21/02	309900	2070	0	8	1988	3	6860	N	N	4560 245TH CT SE
69-6	352900	0620	10/30/02	349900	2070	0	8	1988	3	8552	N	N	4546 246TH CT SE
69-6	352900	0750	08/06/01	295000	2070	0	8	1988	3	7806	N	N	24417 SE 46TH ST
69-6	390503	0170	02/09/01	312500	2080	0	8	1990	3	5522	N	N	25753 SE 39TH ST
69-6	390503	0310	07/31/02	337000	2080	0	8	1990	3	7196	N	N	25743 SE 40TH ST
69-6	390503	0400	12/10/01	335000	2080	0	8	1991	3	6307	N	N	4029 258TH WY SE
69-6	390506	0020	09/06/02	338000	2080	0	8	1991	3	7424	N	N	25724 SE 40TH ST
69-6	390506	0100	09/17/02	339950	2080	0	8	1991	3	7162	N	N	25729 SE 40TH ST
69-6	390508	1750	08/09/01	303900	2080	0	8	1992	3	4500	N	N	4257 258TH AV SE
69-6	390512	0810	08/16/01	325000	2080	0	8	1994	3	5240	N	N	25014 SE 40TH DR
69-6	390496	0540	08/22/02	311000	2090	0	8	1989	3	5989	N	N	3515 243RD AV SE
69-6	390503	0010	11/11/02	328000	2090	0	8	1990	3	9063	N	N	25808 SE 39TH ST
69-6	390503	0110	07/10/01	360000	2090	0	8	1990	3	11439	N	N	25722 SE 39TH ST
69-6	390504	0470	01/09/01	293900	2090	0	8	1991	3	4760	N	N	25563 SE 41ST CT
69-6	390506	0050	07/22/02	349950	2090	0	8	1991	3	8622	N	N	25706 SE 40TH ST
69-6	352900	0460	10/30/02	322889	2100	0	8	1988	3	7018	N	N	4555 245TH CT SE
69-6	390490	0200	04/12/01	305000	2100	0	8	1985	3	9000	N	N	24020 SE 42ND ST
69-6	390496	0480	09/03/02	330000	2100	0	8	1989	3	6485	N	N	24218 SE 35TH PL
69-6	390496	0570	11/23/02	326500	2100	0	8	1989	3	6844	N	N	24211 SE 35TH PL
69-6	390496	0760	08/07/01	332500	2100	0	8	1989	3	8480	N	N	24114 SE 34TH PL
69-6	390503	0070	10/04/02	339000	2100	0	8	1990	3	6508	N	N	25740 SE 39TH ST
69-6	390503	0280	02/15/02	330000	2100	0	8	1990	3	6414	N	N	25736 SE 40TH ST
69-6	352900	0020	12/10/01	307900	2110	0	8	1988	3	6996	N	N	24710 SE 45TH WY

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-6	390490	0090	01/11/01	299250	2110	0	8	1986	3	12887	N	N	4221 239TH PL SE
69-6	390512	0300	10/16/02	335000	2110	0	8	1995	3	5055	N	N	4016 250TH AV SE
69-6	390492	0530	06/21/01	335000	2120	0	8	1987	3	9222	N	N	4234 245TH AV SE
69-6	390492	0580	07/17/01	318000	2120	0	8	1987	3	6153	N	N	4257 245TH AV SE
69-6	390512	0150	03/21/01	325000	2120	0	8	1995	3	5743	N	N	4017 250TH AV SE
69-6	390512	0770	06/17/02	359230	2120	0	8	1995	3	5526	N	N	24924 SE 40TH DR
69-6	390512	1030	08/15/01	338500	2120	0	8	1996	3	5014	N	N	25103 SE 41ST DR
69-6	390512	1090	05/17/01	327500	2120	0	8	1994	3	5015	N	N	25001 SE 41ST DR
69-6	390490	0950	02/06/01	299000	2130	0	8	1986	3	9311	N	N	23901 SE 42ND PL
69-6	390492	0070	06/29/01	320000	2130	0	8	1987	3	8719	N	N	24514 SE 42ND PL
69-6	390495	0060	11/02/01	320000	2130	0	8	1988	3	6820	N	N	3629 246TH AV SE
69-6	390495	0090	03/06/01	335000	2130	0	8	1988	3	6170	N	N	3638 246TH AV SE
69-6	390504	0550	06/15/01	324950	2130	0	8	1991	3	4793	N	N	25422 SE 42ND ST
69-6	390508	0100	06/01/01	340000	2130	0	8	1994	3	5421	N	N	4221 257TH PL SE
69-6	390508	0360	12/04/02	330500	2130	0	8	1993	3	4500	N	N	4254 258TH AV SE
69-6	390508	1330	12/27/02	333000	2130	0	8	1992	3	5645	N	N	25616 SE 41ST ST
69-6	390512	0730	02/21/01	356500	2130	0	8	1994	3	7205	N	N	24900 SE 40TH DR
69-6	390512	0890	05/18/01	354950	2130	0	8	1995	3	5626	N	N	4012 252ND AV SE
69-6	390490	1030	04/20/01	319950	2140	0	8	1987	3	8475	N	N	4372 239TH PL SE
69-6	390491	0730	04/05/01	332500	2140	0	8	1988	3	9338	N	N	24340 SE 43RD PL
69-6	390508	0460	03/20/02	325000	2140	0	8	1993	3	5266	N	N	4214 258TH AV SE
69-6	390504	0360	05/15/01	308500	2150	0	8	1991	3	6029	N	N	25530 SE 41ST CT
69-6	390504	1020	04/21/01	319950	2150	0	8	1990	3	6329	N	N	25419 SE 42ND ST
69-6	390508	0930	12/02/02	362000	2150	0	8	1993	3	7170	N	N	25810 SE 41ST PL
69-6	390508	1470	08/23/02	339950	2150	0	8	1993	3	5002	N	N	25738 SE 41ST ST
69-6	390508	1580	02/13/02	320000	2150	0	8	1993	3	4702	N	N	25846 SE 41ST ST
69-6	390512	0960	02/22/02	326000	2150	0	8	1995	3	5145	N	N	4040 252ND AV SE
69-6	807838	0020	01/09/01	330000	2150	0	8	1988	3	7026	N	N	23965 SE 41ST PL
69-6	390494	0160	10/26/01	315000	2160	0	8	1988	3	7584	N	N	24557 SE 39TH PL
69-6	390494	0410	08/14/02	329950	2160	0	8	1988	3	6000	N	N	3524 243RD AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-6	390508	0480	06/01/02	330000	2160	0	8	1993	3	9339	N	N	4206 258TH AV SE
69-6	390496	0010	03/27/01	309000	2170	0	8	1989	3	7157	N	N	3702 247TH AV SE
69-6	390508	1800	10/07/02	355000	2170	0	8	1992	3	5764	N	N	4260 257TH PL SE
69-6	390512	0230	11/12/02	320000	2170	0	8	1994	3	5527	N	N	4058 250TH AV SE
69-6	352900	0380	08/19/02	326500	2180	0	8	1988	3	7299	N	N	4620 244TH PL SE
69-6	390508	0570	06/13/01	336000	2180	0	8	1994	3	5581	N	N	25855 SE 42ND WY
69-6	390512	0830	06/10/02	339950	2180	0	8	1994	3	5496	N	N	25032 SE 40TH DR
69-6	390495	0220	06/12/01	318000	2190	0	8	1989	3	5724	N	N	3750 247TH AV SE
69-6	390512	0200	02/08/02	335000	2190	0	8	1994	3	5306	N	N	4047 250TH AV SE
69-6	390490	0600	05/17/01	284000	2200	0	8	1987	3	6567	N	N	23903 SE 42ND ST
69-6	390497	0090	02/28/01	290000	2200	0	8	1989	3	5529	N	N	3751 248TH AV SE
69-6	390497	0280	04/12/01	297000	2200	0	8	1989	3	4659	N	N	24834 SE 37TH PL
69-6	390504	0980	01/08/01	309000	2200	0	8	1992	3	5208	N	N	25414 SE 42ND PL
69-6	390504	0990	10/17/02	348000	2200	0	8	1992	3	5914	N	N	25408 SE 42ND PL
69-6	390508	1590	09/01/01	345000	2200	0	8	1993	3	5150	N	N	25852 SE 41ST ST
69-6	390512	0080	09/13/01	338000	2200	0	8	1996	3	5111	N	N	4036 249TH AV SE
69-6	390508	0960	07/11/02	345000	2210	0	8	1994	3	6477	N	N	25752 SE 41ST PL
69-6	390508	1030	09/11/02	350000	2210	0	8	1994	3	6321	N	N	25739 SE 41ST PL
69-6	807838	0210	05/28/02	365000	2210	0	8	1988	3	7106	N	N	4037 240TH PL SE
69-6	807838	0340	03/16/01	333000	2210	0	8	1988	3	7839	N	N	23958 SE 41ST PL
69-6	390490	1120	10/22/02	334950	2220	0	8	1985	3	8188	N	N	4375 239TH PL SE
69-6	390497	0230	10/19/02	317000	2220	0	8	1989	3	4778	N	N	3730 248TH PL SE
69-6	390497	0290	07/19/01	311500	2220	0	8	1989	3	4659	N	N	24828 SE 37TH PL
69-6	390504	0950	05/15/02	355000	2220	0	8	1991	3	5488	N	N	25432 SE 42ND PL
69-6	390512	0690	03/07/01	357000	2220	0	8	1996	3	5835	N	N	4033 249TH AV SE
69-6	390512	0720	02/20/02	365000	2220	0	8	1996	3	6990	N	N	4015 249TH AV SE
69-6	390504	0540	06/18/01	338888	2230	0	8	1991	3	5577	N	N	25428 SE 42ND ST
69-6	390504	0910	01/15/02	305000	2230	0	8	1991	3	5826	N	N	4253 255TH PL SE
69-6	390512	0790	05/01/01	344900	2230	0	8	1994	3	4857	N	N	25002 SE 40TH DR
69-6	390494	0610	04/15/02	330000	2240	0	8	1988	3	6849	N	N	24217 SE 36TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-6	807838	0290	07/19/01	345000	2240	0	8	1988	3	7514	N	N	4071 240TH PL SE
69-6	222406	9062	06/11/02	342475	2250	0	8	1986	4	25000	N	N	4901 242ND AV SE
69-6	390499	0630	06/20/01	300000	2250	0	8	1989	3	5481	N	N	3549 254TH AV SE
69-6	390504	0450	10/14/02	338000	2250	0	8	1991	3	4760	N	N	25551 SE 41ST CT
69-6	390505	0520	12/10/01	304950	2250	0	8	1990	3	5224	N	N	3639 252ND PL SE
69-6	390508	0710	12/13/01	340000	2250	0	8	1994	3	5596	N	N	25864 SE 42ND WY
69-6	390490	1080	10/05/02	345000	2260	0	8	1985	3	10909	N	N	4396 239TH PL SE
69-6	390499	0020	08/07/01	308000	2260	0	8	1990	3	5803	N	N	3660 254TH AV SE
69-6	390499	0700	09/28/01	319950	2260	0	8	1989	3	5692	N	N	25330 SE 36TH CT
69-6	390499	0720	11/27/01	308000	2260	0	8	1990	3	5220	N	N	25322 SE 36TH CT
69-6	390499	0760	08/07/01	315000	2260	0	8	1990	3	5728	N	N	25319 SE 36TH CT
69-6	390512	1000	07/02/02	362950	2260	0	8	1996	3	5021	N	N	25121 SE 41ST DR
69-6	390503	0560	09/18/02	369950	2280	0	8	1992	3	7838	N	N	3939 259TH AV SE
69-6	390503	0630	03/01/01	350500	2280	0	8	1990	3	7556	N	N	4037 259TH AV SE
69-6	390508	0050	04/05/02	329000	2280	0	8	1994	3	6000	N	N	25625 SE 42ND WY
69-6	390496	0250	07/18/02	349950	2290	0	8	1989	3	6926	N	N	24509 SE 34TH PL
69-6	390512	0350	07/12/01	359900	2290	0	8	1996	3	7202	N	N	25039 SE 40TH DR
69-6	807835	0350	10/02/02	340000	2290	0	8	1989	3	7297	N	N	23952 SE 40TH PL
69-6	390490	0840	04/13/01	290000	2310	0	8	1985	3	6167	N	N	23959 SE 42ND PL
69-6	390503	0780	04/24/02	375000	2320	0	8	1991	3	7333	N	N	25947 SE 39TH PL
69-6	390503	0900	02/15/01	332000	2340	0	8	1990	3	11323	N	N	25900 SE 39TH PL
69-6	390512	0010	07/17/01	352500	2340	0	8	1996	3	5953	N	N	24904 SE 41ST DR
69-6	390490	1240	08/17/02	344000	2350	0	8	1987	3	8030	N	N	4317 239TH PL SE
69-6	390490	2310	07/29/02	375000	2350	0	8	1985	3	9402	N	N	24135 SE 44TH CT
69-6	807835	0280	04/19/02	342000	2350	0	8	1989	3	7035	N	N	4104 239TH PL SE
69-6	390494	0300	12/20/01	329000	2360	0	8	1988	3	6935	N	N	24507 SE 37TH ST
69-6	390499	0120	11/26/01	340000	2410	0	8	1990	3	5629	N	N	3600 254TH AV SE
69-6	390492	0060	02/01/02	425000	2440	1670	8	1989	3	7835	N	N	4309 245TH AV SE
69-6	390508	0580	07/24/02	348000	2440	0	8	1994	3	6143	N	N	25861 SE 42ND WY
69-6	807839	0180	05/14/02	365000	2450	0	8	1989	3	7660	N	N	3828 240TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-6	390495	0240	06/18/01	353000	2470	0	8	1989	3	10259	N	N	3759 246TH AV SE
69-6	390512	0530	02/01/02	365000	2480	0	8	1996	3	6639	N	N	4023 252ND AV SE
69-6	390507	0010	02/15/01	370000	2500	0	8	1992	3	7876	N	N	25962 SE 39TH PL
69-6	390496	0280	10/09/02	371000	2510	0	8	1989	3	7843	N	N	24411 SE 34TH PL
69-6	390491	0540	07/19/02	368500	2530	0	8	1987	3	9148	N	N	4341 243RD AV SE
69-6	390496	0170	06/19/02	368000	2530	0	8	1989	3	9175	N	N	24627 SE 37TH ST
69-6	390492	0320	11/23/01	350000	2540	0	8	1988	3	7723	N	N	24513 SE 43RD PL
69-6	390495	0350	02/23/01	366000	2540	0	8	1988	3	8172	N	N	24525 SE 37TH ST
69-6	390499	0670	04/17/01	350000	2560	0	8	1989	3	5354	N	N	3621 254TH AV SE
69-6	390499	0750	08/23/01	350000	2570	0	8	1990	3	5866	N	N	25315 SE 36TH CT
69-6	390499	0680	01/14/02	323000	2580	0	8	1989	3	5788	N	N	3627 254TH AV SE
69-6	807838	0280	02/12/01	372000	2590	0	8	1988	3	8404	N	N	4067 240TH PL SE
69-6	390496	0940	05/23/01	365000	2720	0	8	1989	3	9401	N	N	24526 SE 34TH PL
69-6	390494	0330	12/24/01	374950	2750	0	8	1988	3	10342	N	N	24518 SE 37TH ST
69-6	390499	0790	10/11/02	368000	2810	0	8	1990	3	5153	N	N	25331 SE 36TH CT
69-6	142406	9100	10/08/02	353000	2920	0	8	1994	3	9980	N	N	25721 SE 42ND WY
69-6	390496	0900	01/08/01	354100	2920	0	8	1989	3	6825	N	N	24506 SE 34TH PL
69-6	390494	0130	06/14/02	409500	2930	0	8	1988	3	9986	N	N	24539 SE 39TH PL
69-6	390496	0910	12/04/01	397000	3050	0	8	1989	3	7238	N	N	24512 SE 34TH PL
69-6	807838	0120	10/23/01	392000	3060	0	8	1988	3	7332	N	N	4052 240TH PL SE
69-6	390492	1230	03/19/02	318000	1850	0	9	1987	3	10114	N	N	24430 SE 42ND PL
69-6	807910	0180	12/04/02	305000	2000	0	9	1988	3	7799	N	N	4454 246TH AV SE
69-6	390492	0860	07/13/01	364000	2040	0	9	1988	3	10240	N	N	24609 SE 44TH ST
69-6	807836	0050	01/02/02	325000	2040	0	9	1989	3	6943	N	N	23912 SE 41ST ST
69-6	807910	0830	08/21/02	378000	2100	0	9	1988	3	8216	N	N	24544 SE 45TH ST
69-6	807910	0720	05/10/02	347000	2110	0	9	1989	3	8017	N	N	24448 SE 45TH ST
69-6	807910	0080	08/23/01	365000	2130	0	9	1988	3	8122	N	N	24630 SE 44TH CT
69-6	807910	0630	06/13/02	378750	2130	0	9	1989	3	7000	N	N	24446 SE 44TH PL
69-6	327693	0180	05/16/01	435000	2150	0	9	1987	3	39039	N	N	26046 SE 26TH CT
69-6	390492	0750	05/20/02	357950	2160	0	9	1987	3	8838	N	N	24541 SE 42ND CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-6	807836	0010	09/07/01	338500	2170	0	9	1989	3	7591	N	N	23938 SE 41ST ST
69-6	807910	0090	12/23/01	360000	2190	0	9	1989	3	10493	N	N	24636 SE 44TH CT
69-6	327693	0250	06/14/01	409950	2220	0	9	1987	3	38051	N	N	2635 261ST AV SE
69-6	031840	0150	08/21/02	376990	2240	0	9	1992	3	8115	N	N	24445 SE 47TH CT
69-6	114990	0100	10/01/02	410000	2240	0	9	1992	3	10418	N	N	24324 SE 46TH WY
69-6	807836	0130	08/01/01	332000	2240	0	9	1990	3	7339	N	N	23814 SE 41ST ST
69-6	807910	0700	06/17/02	375900	2240	0	9	1989	3	7350	N	N	4444 244TH PL SE
69-6	807836	0300	03/16/01	355000	2250	0	9	1989	3	6837	N	N	23925 SE 41ST ST
69-6	807910	0740	05/23/01	372500	2250	0	9	1989	3	7814	N	N	4455 245TH PL SE
69-6	280600	0110	07/18/01	359900	2260	0	9	1990	3	9948	N	N	24027 SE 37TH PL
69-6	807910	0380	06/29/01	380000	2270	0	9	1989	3	7000	N	N	24505 SE 45TH ST
69-6	390493	1010	05/30/02	339000	2280	0	9	1987	3	8440	N	N	24336 SE 40TH PL
69-6	390492	1130	06/19/02	349950	2340	0	9	1989	3	9789	N	N	4236 246TH PL SE
69-6	390493	0020	08/29/02	364000	2350	0	9	1989	3	7814	N	N	24337 SE 40TH PL
69-6	114990	0060	11/13/01	404000	2370	0	9	1993	3	14598	N	N	24321 SE 46TH WY
69-6	807910	0760	11/29/01	389950	2370	0	9	1988	3	8483	N	N	4447 245TH PL SE
69-6	280600	0010	01/05/01	369000	2380	0	9	1990	3	9295	N	N	3705 240TH PL SE
69-6	390500	0690	11/20/01	379000	2400	0	9	1990	3	10783	N	N	26125 SE 39TH CT
69-6	390501	0190	04/23/01	376000	2400	0	9	1990	3	8434	N	N	25949 SE 37TH WY
69-6	807836	0080	09/16/02	345000	2400	0	9	1990	3	7351	N	N	23836 SE 41ST ST
69-6	390500	0320	06/25/02	373000	2440	0	9	1989	3	8546	N	N	26013 SE 38TH CT
69-6	679115	0080	07/05/01	444000	2440	0	9	1980	4	28288	N	N	23829 SE 33RD ST
69-6	280600	0450	08/30/01	362500	2450	0	9	1990	3	12724	N	N	3227 241ST AV SE
69-6	390509	0470	07/24/02	372500	2450	0	9	1992	3	6525	N	N	3991 262ND AV SE
69-6	031840	0140	08/17/01	408900	2460	0	9	1993	3	8789	N	N	24439 SE 47TH CT
69-6	031840	0160	11/01/01	380000	2460	0	9	1993	3	9023	N	N	24448 SE 47TH CT
69-6	031840	0200	06/28/01	415000	2460	0	9	1993	3	7942	N	N	24424 SE 47TH CT
69-6	327692	0620	03/26/01	393500	2460	0	9	1989	3	35037	N	N	26301 SE 31ST ST
69-6	390500	0660	06/17/02	394000	2490	0	9	1990	3	8505	N	N	26118 SE 39TH CT
69-6	327692	0650	01/04/02	365000	2500	0	9	1988	3	38743	N	N	26337 SE 31ST ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-6	031840	0260	12/13/02	398000	2510	0	9	1991	3	8183	N	N	24437 SE 46TH PL
69-6	031840	0210	05/17/02	415000	2530	0	9	1992	3	8775	N	N	4662 244TH PL SE
69-6	390509	0230	08/16/02	394000	2550	0	9	1992	3	10623	N	N	4040 262ND PL SE
69-6	327693	0380	10/02/02	437000	2560	0	9	1987	3	36601	N	N	26021 SE 27TH ST
69-6	807836	0250	04/23/01	372500	2560	0	9	1990	3	6812	N	N	4112 238TH CT SE
69-6	327692	0410	06/12/02	477725	2570	1200	9	1988	3	38196	N	N	26126 SE 29TH ST
69-6	807836	0280	01/12/01	349000	2580	0	9	1990	3	7989	N	N	23905 SE 41ST ST
69-6	807910	0680	09/13/02	374000	2600	0	9	1989	3	8782	N	N	24441 SE 44TH PL
69-6	390509	0050	12/16/02	399900	2610	0	9	1992	3	8334	N	N	3956 262ND AV SE
69-6	390500	0020	05/20/02	387500	2640	0	9	1989	3	11227	N	N	26158 SE 39TH WY
69-6	390490	2470	09/25/01	390000	2650	0	9	1989	3	14999	N	N	4559 242ND AV SE
69-6	390500	0370	08/06/01	385000	2650	0	9	1989	3	8957	N	N	26012 SE 38TH CT
69-6	869137	0330	06/06/02	470000	2660	0	9	2002	3	7389	Y	N	1015 271ST AV SE
69-6	869137	0370	03/25/02	471990	2660	0	9	2002	3	11333	N	N	1117 271ST AV SE
69-6	869137	0430	06/05/02	470000	2660	0	9	2002	3	7330	Y	N	1022 271ST AV SE
69-6	114990	0070	08/28/01	416000	2670	0	9	1991	3	10796	N	N	24325 SE 46TH WY
69-6	280600	0670	08/24/01	382600	2670	0	9	1990	3	7890	N	N	24012 SE 37TH PL
69-6	869137	0300	07/25/02	467990	2670	0	9	2002	3	7066	N	N	27045 SE 9TH WY
69-6	390509	0530	09/25/02	391500	2680	0	9	1992	3	8715	N	N	3965 262ND AV SE
69-6	280600	0150	05/13/02	377000	2700	0	9	1990	3	9425	N	N	3719 241ST CT SE
69-6	390501	0100	04/24/01	385000	2700	0	9	1990	3	9122	N	N	25952 SE 37TH WY
69-6	114960	0110	04/02/01	429000	2710	0	9	1990	3	8007	N	N	24228 SE 47TH ST
69-6	390500	0570	11/01/02	400000	2710	0	9	1990	3	7993	N	N	26111 SE 39TH WY
69-6	390500	0680	04/24/01	396000	2710	0	9	1990	3	10462	N	N	26117 SE 39TH CT
69-6	327692	0520	05/07/02	445000	2730	0	9	1987	3	40302	N	N	26002 SE 30TH ST
69-6	327692	0160	10/11/02	450000	2740	890	9	1987	3	31243	N	N	2826 266TH AV SE
69-6	869139	1050	12/10/02	456490	2760	0	9	2002	3	5520	N	N	1015 272ND PL SE
69-6	807839	0040	12/03/01	365000	2770	0	9	1989	3	6825	N	N	4006 240TH PL SE
69-6	869139	0270	10/03/02	473000	2770	0	9	2002	3	5542	N	N	1008 274TH PL SE
69-6	390500	0230	08/15/02	419950	2790	0	9	1989	3	8310	N	N	3827 260TH AV SE

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69-6	869137	0320	02/26/02	442000	2810	0	9	2001	3	7388	N	N	1007 271ST AV SE
69-6	869137	0350	05/22/02	467500	2810	0	9	2002	3	6547	N	N	1105 271ST AV SE
69-6	869137	0400	08/28/02	488083	2810	0	9	2002	3	7302	N	N	1118 271ST AV SE
69-6	869137	0460	06/19/02	470000	2810	0	9	2001	3	7496	N	N	27048 SE 9TH WY
69-6	390500	0480	02/20/02	393000	2820	0	9	1989	3	8957	N	N	26048 SE 39TH WY
69-6	869137	0290	04/17/02	452990	2820	0	9	2001	3	8009	N	N	27039 SE 9TH WY
69-6	869137	0310	02/22/02	461990	2820	0	9	2001	3	7349	N	N	925 271ST AV SE
69-6	869137	0340	01/17/02	475000	2820	0	9	2001	3	6573	N	N	1021 271ST AV SE
69-6	869137	0360	10/29/02	475000	2820	0	9	2002	3	6645	N	N	1111 271ST AV SE
69-6	869137	0390	07/19/02	510000	2820	0	9	2002	3	10917	N	N	1124 271ST AV SE
69-6	869137	0420	04/23/02	476990	2820	0	9	2001	3	7639	N	N	1106 271ST AV SE
69-6	869137	0470	05/16/02	475015	2820	0	9	2001	3	7548	N	N	27038 SE 9TH WY
69-6	869137	0510	04/12/02	478990	2820	0	9	2001	3	6407	N	N	27002 SE 9TH WY
69-6	869137	0540	11/11/02	500000	2820	0	9	2001	3	6800	N	N	27004 SE 9TH WY
69-6	390492	0660	07/31/02	380000	2830	0	9	1988	3	10932	N	N	24531 SE 42ND PL
69-6	390500	0550	06/03/02	380000	2830	0	9	1990	3	8183	N	N	26047 SE 39TH WY
69-6	390500	0600	04/03/02	395000	2830	0	9	1989	3	8215	N	N	26135 SE 39TH WY
69-6	390492	1000	07/25/01	393000	2840	0	9	1987	3	9905	N	N	24632 SE 44TH ST
69-6	390500	0070	09/12/02	387500	2840	0	9	1989	3	9316	N	N	26124 SE 39TH WY
69-6	869137	0450	08/23/02	487990	2840	0	9	2002	3	6833	N	N	928 271ST AV SE
69-6	869137	0500	07/25/02	472990	2840	0	9	2002	3	6854	N	N	27028 SE 9TH WY
69-6	869137	0410	08/26/02	492990	2850	0	9	2002	3	7370	N	N	1112 271ST AV SE
69-6	114960	0040	12/21/01	425000	2860	0	9	1990	3	8088	N	N	24223 SE 47TH ST
69-6	114960	0090	06/20/02	439000	2870	0	9	1990	3	7231	N	N	24314 SE 47TH ST
69-6	390509	0450	07/16/02	396250	2880	0	9	1992	3	6693	N	N	4027 262ND AV SE
69-6	869130	0450	10/18/01	435000	2880	0	9	1996	3	10216	N	N	2213 275TH CT SE
69-6	869131	0440	06/14/02	485000	2890	0	9	1998	3	9600	N	N	2003 264TH PL SE
69-6	390500	0030	03/27/02	395500	2900	0	9	1989	3	7497	N	N	26154 SE 39TH WY
69-6	390500	0580	02/12/02	390000	2900	0	9	1989	3	8950	N	N	26119 SE 39TH WY
69-6	114990	0130	11/12/02	450000	2910	0	9	1993	3	10190	N	N	4608 243RD CT SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-6	869137	0380	05/17/02	476990	2960	0	9	2002	3	10156	N	N	1123 271ST AV SE
69-6	869137	0440	05/28/02	472000	2960	0	9	2002	3	8590	Y	N	1010 271ST AV SE
69-6	869137	0490	08/01/02	479990	2960	0	9	2002	3	7805	N	N	27032 SE 9TH WY
69-6	869137	0530	07/19/02	475990	2970	0	9	2002	3	6720	N	N	27010 SE 9TH WY
69-6	869131	0490	05/09/02	490000	2990	0	9	1999	3	9600	N	N	2043 264TH PL SE
69-6	869139	1020	10/23/02	467990	3010	0	9	2002	3	6600	N	N	915 272ND PL SE
69-6	327692	0340	09/27/02	422500	3020	0	9	1989	3	35363	N	N	26206 SE 31ST ST
69-6	327693	0290	09/26/01	435000	3030	0	9	1989	3	36728	N	N	2620 260TH PL SE
69-6	869131	0180	12/09/02	513000	3100	0	9	1998	3	10719	N	N	2036 266TH PL SE
69-6	390509	0410	12/17/01	424950	3120	0	9	1992	3	8792	N	N	4060 259TH AV SE
69-6	390501	0020	06/25/01	423000	3190	0	9	1990	3	10199	N	N	3736 260TH AV SE
69-6	390509	0260	05/11/01	425000	3230	0	9	1992	3	8100	N	N	26209 SE 40TH PL
69-6	869137	0520	07/05/02	469990	3240	0	9	2002	3	6861	N	N	27016 SE 9TH WY
69-6	072407	9001	06/13/01	650000	3260	1630	9	1919	4	185565	Y	N	28902 SE DUTHIE HILL RD
69-6	352730	0060	11/18/02	520000	3450	0	9	2001	3	7199	N	N	24473 SE 46TH PL
69-6	352730	0080	11/01/02	533175	3450	0	9	2001	3	9025	N	N	24463 SE 46TH PL
69-6	869131	0280	04/17/02	535700	3480	0	9	1998	3	10375	N	N	2029 265TH AV SE
69-6	869130	0460	12/13/01	485000	3490	0	9	1996	3	10502	N	N	2221 275TH CT SE
69-6	869130	0910	05/16/02	535000	3490	0	9	1997	3	12094	N	N	27165 SE 25TH ST
69-6	869130	1020	09/05/02	516000	3490	0	9	1997	3	16716	N	N	27130 SE 25TH PL
69-6	869130	0570	08/23/02	520000	3510	0	9	1996	3	13448	Y	N	2222 275TH CT SE
69-6	869130	1110	09/27/01	540000	3600	0	9	1997	3	10062	N	N	27179 SE 25TH PL
69-6	869136	0330	03/15/01	619990	3730	0	9	2000	3	15616	N	N	1028 269TH AV SE
69-6	352730	0020	01/29/02	575000	3770	0	9	2001	3	9603	N	N	24452 SE 46TH PL
69-6	352730	0050	03/05/02	540000	3770	0	9	2001	3	9134	N	N	24477 SE 46TH PL
69-6	352730	0070	05/21/02	595990	3770	0	9	2001	3	8632	N	N	24469 SE 46TH PL
69-6	352730	0100	07/30/02	550000	3770	0	9	2001	3	8212	N	N	24451 SE 46TH PL
69-6	352730	0120	09/06/01	620000	3770	0	9	2001	3	12488	N	N	24445 SE 46TH PL
69-6	869131	0260	04/09/02	580000	3790	0	9	1998	3	10375	N	N	2013 265TH AV SE
69-6	869136	0500	01/22/02	575000	3790	0	9	2001	3	9984	N	N	26723 SE 9TH WY

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-6	869136	0650	08/23/01	610000	3790	0	9	2000	3	10675	N	N	1125 269TH AV SE
69-6	869136	0640	09/24/02	615000	3810	0	9	2000	3	10238	N	N	1117 269TH AV SE
69-6	869138	0010	11/22/02	610000	3820	0	9	2002	3	10986	N	N	26822 SE 22ND CT
69-6	352730	0110	07/25/01	634330	3900	0	9	2001	3	12066	N	N	24443 SE 46TH PL
69-6	352730	0010	01/08/02	558786	3910	0	9	2001	3	9670	N	N	24446 SE 46TH PL
69-6	352730	0040	12/10/01	569990	3910	0	9	2001	3	9475	N	N	24466 SE 46TH PL
69-6	869131	0640	12/04/02	615000	3970	0	9	1998	3	10962	N	N	2042 265TH AV SE
69-6	352730	0090	08/22/02	610000	4020	0	9	2001	3	8844	N	N	24457 SE 46TH PL
69-6	115000	0640	10/14/02	397000	2240	0	10	1988	3	8523	N	N	24001 SE 46TH PL
69-6	327692	0120	07/25/01	390000	2250	0	10	1987	3	35333	N	N	26616 SE 31ST ST
69-6	115000	0910	07/25/01	380000	2260	0	10	1988	3	7695	N	N	24118 SE 46TH PL
69-6	115000	0300	05/09/02	389500	2270	0	10	1989	3	9847	N	N	4723 241ST AV SE
69-6	115000	0810	02/16/01	401000	2270	0	10	1988	3	10550	N	N	24131 SE 47TH CT
69-6	115000	0450	07/11/01	389000	2290	0	10	1987	3	7713	N	N	24008 SE 47TH ST
69-6	115000	1360	10/29/02	395000	2290	0	10	1988	3	10099	N	N	4644 238TH WY SE
69-6	327692	0170	08/13/01	469000	2300	680	10	1989	3	31059	N	N	2812 266TH AV SE
69-6	115000	0930	07/22/02	417000	2310	0	10	1989	3	7998	N	N	4632 241ST AV SE
69-6	115000	0220	10/05/01	370000	2360	0	10	1989	3	9732	N	N	4736 240TH AV SE
69-6	869130	0340	02/11/02	485000	2430	0	10	1998	3	12039	N	N	27317 SE 22ND WY
69-6	280600	0210	02/16/01	347500	2460	0	10	1990	3	7017	N	N	24108 SE 37TH PL
69-6	280600	0560	06/19/01	427000	2460	0	10	1990	3	11820	N	N	3509 241ST AV SE
69-6	869130	0800	01/16/01	470000	2460	0	10	1996	3	13010	N	N	27133 SE 22ND WY
69-6	869130	0840	04/12/01	475000	2480	0	10	1996	3	9979	N	N	2209 273RD CT SE
69-6	869135	0020	06/10/02	445000	2480	0	10	1997	3	11101	N	N	1558 267TH PL SE
69-6	869135	0110	04/25/01	465000	2480	0	10	1997	3	10336	N	N	1549 267TH PL SE
69-6	280600	0320	05/27/01	339950	2500	0	10	1990	3	11039	N	N	3506 241ST AV SE
69-6	280600	0160	08/12/02	379950	2520	0	10	1990	3	8920	N	N	3718 241ST CT SE
69-6	115000	0290	08/26/02	439500	2550	0	10	1988	3	8580	N	N	4719 241ST AV SE
69-6	115000	0970	04/30/02	435000	2550	0	10	1988	3	16535	N	N	4603 241ST AV SE
69-6	115000	1140	02/21/01	410000	2580	0	10	1989	3	7720	N	N	4629 240TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-6	869135	0030	12/12/01	475000	2580	0	10	1997	3	11297	N	N	1550 267TH PL SE
69-6	869130	0400	11/13/02	487500	2670	0	10	1997	3	11275	N	N	2220 274TH CT SE
69-6	327692	0660	02/14/01	443000	2690	0	10	1987	3	39297	N	N	26401 SE 31ST ST
69-6	869137	0280	04/23/02	497000	2720	0	10	2001	3	7969	N	N	910 270TH CT SE
69-6	115000	0550	08/06/01	409950	2750	0	10	1987	3	8627	N	N	4686 238TH WY SE
69-6	864420	0210	04/05/02	505000	2770	0	10	1989	3	24035	N	N	3315 261ST AV SE
69-6	115000	0320	08/14/02	432500	2780	0	10	1988	3	8652	N	N	4741 241ST AV SE
69-6	869130	0430	11/19/01	489000	2790	0	10	1996	3	10859	N	N	2204 274TH CT SE
69-6	869131	1000	06/05/02	512000	2790	0	10	1999	3	10127	N	N	26971 SE 22ND WY
69-6	869133	0530	06/14/02	507500	2800	0	10	1997	3	12039	N	N	26606 SE 17TH PL
69-6	869132	0070	06/21/02	506000	2840	0	10	1997	3	11101	N	N	2208 271ST CT SE
69-6	280600	0470	07/13/01	410000	2850	0	10	1990	3	11520	N	N	3301 241ST AV SE
69-6	869130	0770	06/24/02	540000	2850	0	10	1997	3	12914	N	N	27115 SE 22ND WY
69-6	869137	0220	12/02/02	505000	2870	0	10	2002	3	9744	N	N	1011 270TH CT SE
69-6	869130	0880	07/15/02	500000	2880	0	10	1996	3	11414	N	N	2231 273RD CT SE
69-6	869130	1140	12/21/01	475000	2880	0	10	1996	3	9906	N	N	27184 SE 26TH PL
69-6	869130	1130	07/19/02	515000	2900	0	10	1996	3	10601	N	N	27190 SE 26TH PL
69-6	869135	0130	06/12/02	525000	2927	0	10	1998	3	12171	N	N	1565 267TH PL SE
69-6	869137	0150	05/01/02	517751	2970	0	10	2002	3	6399	N	N	920 270TH PL SE
69-6	280600	0190	03/19/02	414000	2990	0	10	1990	3	7456	Y	N	24101 SE 37TH PL
69-6	869133	0540	11/15/02	510000	2990	0	10	1997	3	11211	N	N	26603 SE 16TH CT
69-6	869136	0150	04/26/01	587500	2990	0	10	2000	3	11358	N	N	1220 268TH WY SE
69-6	280600	0130	07/18/02	435000	3010	0	10	1996	3	9449	Y	N	24039 SE 37TH PL
69-6	869137	0210	08/19/02	526338	3010	0	10	2002	3	6512	N	N	1005 270TH CT SE
69-6	869137	0270	07/19/02	516000	3010	0	10	2002	3	6498	N	N	916 270TH CT SE
69-6	327694	0050	08/30/02	516000	3040	0	10	1996	3	18187	N	N	26547 SE 25TH ST
69-6	869137	0050	09/12/02	550950	3050	0	10	2002	3	6712	N	N	1007 270TH PL SE
69-6	869130	0650	01/15/02	479900	3080	0	10	1996	3	11326	N	N	27212 SE 22ND WY
69-6	869133	0460	02/13/02	512000	3100	0	10	1997	3	10708	N	N	26629 SE 17TH PL
69-6	869137	0010	10/07/02	562500	3100	0	10	2001	3	9263	N	N	907 270TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-6	869133	0040	06/12/01	540000	3110	0	10	1998	3	9608	N	N	1772 268TH PL SE
69-6	869133	0170	04/05/02	518000	3110	0	10	1997	3	9922	N	N	1787 268TH PL SE
69-6	869138	0090	08/22/02	579000	3110	0	10	2002	3	8842	N	N	26821 SE 22ND CT
69-6	327694	0020	04/25/01	573000	3120	0	10	1998	3	15051	N	N	26523 SE 25TH ST
69-6	869136	0160	06/01/01	532000	3120	0	10	2001	3	11634	N	N	1212 268TH WY SE
69-6	869136	0680	06/27/01	570000	3180	0	10	2000	3	10955	N	N	1144 268TH WY SE
69-6	864421	0640	11/16/01	515000	3190	0	10	1993	3	10665	N	N	3345 257TH CT SE
69-6	869131	0060	08/09/02	565000	3190	0	10	1998	3	12280	N	N	26966 SE 22ND WY
69-6	869137	0080	08/19/02	560000	3190	0	10	2002	3	10523	N	N	1103 270TH PL SE
69-6	869137	0190	01/07/02	518500	3220	0	10	2001	3	7149	N	N	915 270TH CT SE
69-6	869138	0060	09/13/02	627500	3220	0	10	2002	3	11742	N	N	26809 SE 22ND PL
69-6	864421	0400	02/22/02	530000	3270	0	10	1993	3	11554	N	N	25732 SE 32ND PL
69-6	869133	0110	09/06/01	555000	3270	0	10	1998	3	11952	N	N	1739 268TH PL SE
69-6	869137	0020	02/01/02	510000	3280	0	10	2001	3	7390	N	N	913 270TH PL SE
69-6	869137	0180	03/06/02	510000	3280	0	10	2001	3	8336	N	N	909 270TH CT SE
69-6	869133	0690	03/27/01	552500	3300	0	10	1997	3	10295	N	N	1725 266TH WY SE
69-6	869133	0810	09/19/02	489000	3300	0	10	1997	3	10177	N	N	26719 SE 18TH ST
69-6	869136	0690	02/12/02	557000	3360	0	10	2000	3	11041	N	N	1138 268TH WY SE
69-6	869137	0130	11/13/02	569950	3360	0	10	2002	3	7053	N	N	1008 270TH PL SE
69-6	869137	0260	03/12/02	549500	3360	0	10	2002	3	7647	N	N	922 270TH CT SE
69-6	869136	0700	03/22/01	637500	3370	0	10	2001	3	10741	N	N	1132 268TH WY SE
69-6	869136	0870	04/03/01	580000	3370	0	10	1999	3	10120	N	N	1221 268TH WY SE
69-6	869136	0930	04/23/01	590000	3370	0	10	1999	3	10226	N	N	1325 268TH WY SE
69-6	869130	0370	04/04/02	560000	3380	0	10	1998	3	10064	N	N	2225 274TH CT SE
69-6	869131	0400	07/16/01	570000	3380	0	10	1999	3	10240	N	N	2006 264TH PL SE
69-6	869137	0030	02/07/02	555250	3390	0	10	2001	3	6848	N	N	919 270TH PL SE
69-6	869137	0040	05/21/02	539950	3390	0	10	2002	3	6507	N	N	1001 270TH PL SE
69-6	869137	0100	03/19/02	579845	3390	0	10	2002	3	10149	N	N	1104 270TH PL SE
69-6	327694	0010	06/14/01	580000	3400	0	10	1996	3	15049	N	N	26515 SE 25TH ST
69-6	869136	0740	09/27/01	590000	3410	0	10	2000	3	12409	N	N	1104 268TH WY SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-6	869138	0070	12/18/02	635245	3410	0	10	2002	3	11209	N	N	26813 SE 22ND CT
69-6	869136	0170	03/23/01	609000	3420	0	10	2000	3	12648	N	N	1204 268TH WY SE
69-6	327694	0110	10/21/02	560000	3450	0	10	1996	3	15386	N	N	2431 267TH CT SE
69-6	869130	0550	08/22/01	622000	3490	0	10	1996	3	13530	Y	N	2232 275TH CT SE
69-6	869130	0720	08/16/01	550000	3490	0	10	1996	3	10434	N	N	27130 SE 22ND WY
69-6	869130	0950	12/02/02	525000	3490	0	10	1997	3	10124	N	N	27168 SE 25TH PL
69-6	869137	0090	02/04/02	569754	3490	0	10	2002	3	10349	N	N	1109 270TH PL SE
69-6	869137	0160	07/08/02	523000	3490	0	10	2002	3	6882	Y	N	914 270TH PL SE
69-6	869130	0420	12/10/01	535000	3500	0	10	1996	3	10794	N	N	2210 274TH CT SE
69-6	869137	0110	07/25/02	584950	3510	0	10	2002	3	8555	Y	N	1020 270TH PL SE
69-6	869137	0230	06/06/02	591500	3540	0	10	2002	3	7490	N	N	1017 270TH CT SE
69-6	869133	1000	12/24/01	653000	3560	0	10	2001	3	10419	N	N	26577 SE 15TH ST
69-6	869131	0010	07/09/01	599900	3570	0	10	1999	3	10050	N	N	27014 SE 22ND WY
69-6	869136	0990	03/27/02	555000	3570	0	10	1999	3	10477	N	N	1427 268TH WY SE
69-6	869130	0140	06/03/02	589000	3600	0	10	1996	3	10164	N	N	27208 SE 27TH ST
69-6	869130	0970	08/01/01	575000	3620	0	10	1997	3	9601	N	N	27158 SE 25TH PL
69-6	869130	0580	08/07/02	649000	3640	0	10	1996	3	13448	Y	N	2214 275TH CT SE
69-6	869136	0420	02/26/02	599000	3640	0	10	2000	3	11376	N	N	26908 SE 9TH WY
69-6	869131	0290	04/18/01	550000	3650	0	10	1999	3	10375	N	N	2037 265TH AV SE
69-6	869137	0200	02/26/02	570000	3650	0	10	2001	3	7549	N	N	921 270TH CT SE
69-6	869131	0520	08/19/02	590000	3670	0	10	1998	3	10560	N	N	26417 SE 22ND ST
69-6	869130	1050	10/08/02	535000	3690	0	10	1997	3	10737	N	N	27139 SE 25TH PL
69-6	869137	0170	12/02/02	595950	3700	0	10	2002	3	7980	N	N	906 270TH PL SE
69-6	869130	0150	05/22/02	575000	3730	0	10	1996	3	11774	N	N	27202 SE 27TH ST
69-6	869136	0390	03/20/01	653243	3730	0	10	2000	3	13624	N	N	910 269TH AV SE
69-6	869137	0120	05/30/02	578645	3730	0	10	2002	3	7458	N	N	1014 270TH PL SE
69-6	864420	0270	11/21/02	625000	3780	0	10	1989	3	27107	N	N	26111 SE 34TH ST
69-6	869136	0350	03/13/01	636990	3790	0	10	2000	3	14379	N	N	1012 269TH AV SE
69-6	869136	0180	05/10/01	680000	3800	0	10	1999	3	10442	N	N	1207 269TH AV SE
69-6	869136	0340	03/23/01	652990	3840	0	10	2000	3	15219	N	N	1020 269TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-6	869136	0840	05/30/01	705519	3840	0	10	2001	3	10324	N	N	26730 SE 12TH CT
69-6	869138	0040	11/18/02	680000	3870	0	10	2002	3	12663	N	N	26810 SE 22ND CT
69-6	869136	0370	02/26/01	648500	3900	0	10	2000	3	14120	N	N	926 269TH AV SE
69-6	869136	0400	03/01/01	672990	3900	0	10	2001	3	15867	N	N	902 269TH AV SE
69-6	869136	0440	02/08/01	654000	3900	0	10	2000	3	11641	N	N	26824 SE 9TH WY
69-6	869136	0470	03/27/01	656990	3900	0	10	2000	3	11992	N	N	26802 SE 9TH WY
69-6	869137	0240	12/13/02	629000	3900	0	10	2002	3	9524	N	N	1012 270TH CT SE
69-6	009800	0690	12/10/01	790000	3910	0	10	2001	3	17063	N	N	27701 SE 26TH WY
69-6	869133	0180	10/25/02	549950	3910	0	10	1997	3	10353	N	N	1795 268TH PL SE
69-6	869136	0480	07/23/01	639000	3910	0	10	2001	3	12173	N	N	26734 SE 9TH WY
69-6	869130	1070	06/20/01	624000	3950	0	10	1997	3	10638	N	N	27151 SE 25TH PL
69-6	869136	0430	02/12/01	655990	3950	0	10	2000	3	11508	N	N	26900 SE 9TH WY
69-6	869136	0510	05/11/01	666000	3960	0	10	2000	3	10704	N	N	26729 SE 9TH WY
69-6	869136	0580	05/16/01	668990	3960	0	10	2001	3	11803	N	N	925 269TH AV SE
69-6	869136	0620	12/13/02	625000	3960	0	10	1999	3	10399	N	N	1031 269TH AV SE
69-6	869136	0020	09/23/02	637000	4000	0	10	1999	3	13189	N	N	1426 268TH WY SE
69-6	869136	0760	09/13/01	694000	4000	0	10	2001	3	12363	N	N	1101 268TH WY SE
69-6	869136	0850	05/24/01	712400	4000	0	10	2001	3	11664	N	N	925 269TH AV SE
69-6	869136	0710	02/07/01	640000	4010	0	10	2000	3	10787	N	N	1124 268TH WY SE
69-6	869138	0050	11/01/02	680000	4010	0	10	2002	3	11030	N	N	26805 SE 22ND CT
69-6	009800	0720	11/22/02	750000	4100	0	10	2001	3	16647	N	N	27719 SE 26TH WY
69-6	869131	0850	07/10/01	695000	4124	0	10	1999	3	17811	N	N	26801 SE 22ND WY
69-6	009800	1060	06/06/02	897500	4240	0	10	2001	3	13327	Y	N	27736 SE 24TH WY
69-6	869131	0730	04/25/02	642500	4250	0	10	1999	3	12041	N	N	2009 266TH PL SE
69-6	009800	0680	08/02/02	750000	4520	0	10	2001	3	17785	N	N	2455 277TH AV SE
69-6	869136	0490	07/26/01	706990	4610	0	10	2000	3	11676	N	N	26728 SE 9TH WY
69-6	009800	0050	10/23/02	799900	4640	0	10	2001	3	14868	Y	N	27827 SE 26TH WY
69-6	009800	0970	05/31/02	889990	4750	0	10	2001	3	17421	N	N	2441 278TH CT SE
69-6	009800	0990	04/23/02	874990	4750	0	10	2001	3	19254	Y	N	2438 278TH CT SE
69-6	009800	0790	12/23/02	810000	4760	0	10	2002	3	17286	N	N	2451 279TH DR SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-6	009800	0650	05/10/02	865950	4840	0	10	2001	3	19177	N	N	2437 277TH AV SE
69-6	009800	0730	07/11/02	850000	4970	0	10	2001	3	14513	N	N	27725 SE 26TH WY
69-6	009800	0630	11/07/02	800000	4980	0	10	2001	3	18738	N	N	2425 277TH AV SE
69-6	009800	1000	07/15/02	865990	5050	0	10	2001	3	16500	Y	N	2432 278TH CT SE
69-6	864421	0580	03/07/02	540000	2490	1160	11	1991	3	16089	N	N	25742 SE 34TH ST
69-6	864422	0070	09/17/01	547000	2650	0	11	1994	3	18903	N	N	3619 262ND AV SE
69-6	864420	0440	09/04/02	584900	2780	0	11	1994	3	26932	N	N	3307 264TH AV SE
69-6	864420	0010	08/28/02	449500	2810	0	11	1989	3	30417	N	N	26410 SE 33RD ST
69-6	864422	0100	07/26/02	515000	2900	0	11	1993	3	18365	N	N	3602 264TH AV SE
69-6	864422	0030	09/11/01	530000	3000	0	11	1994	3	15579	N	N	26127 SE 36TH CT
69-6	864420	0370	08/24/01	657000	3200	0	11	1989	3	25728	N	N	3353 263RD AV SE
69-6	864420	0390	02/22/01	638800	3220	0	11	1990	3	29759	N	N	3336 263RD AV SE
69-6	864422	0090	12/13/02	545000	3270	0	11	1993	3	17819	N	N	3610 264TH AV SE
69-6	864421	0270	03/27/02	550000	3480	0	11	1990	3	13237	N	N	3331 259TH PL SE
69-6	864422	0050	07/29/02	580000	3480	0	11	1994	3	18843	N	N	3603 262ND AV SE
69-6	869131	0890	02/15/02	649000	3501	0	11	1999	3	12210	N	N	2261 269TH AV SE
69-6	864421	0240	02/01/02	530000	3530	0	11	1990	3	17907	N	N	3318 259TH PL SE
69-6	712200	0110	02/22/02	568000	3570	0	11	1989	3	17000	N	N	4458 238TH PL SE
69-6	864421	0440	11/05/01	575000	3650	0	11	1991	3	13890	N	N	25710 SE 32ND PL
69-6	864420	0430	10/15/02	593000	3700	0	11	1989	3	23317	N	N	26339 SE 33RD ST
69-6	869136	0800	03/27/01	813875	3780	0	11	2001	3	11164	N	N	1127 268TH WY SE
69-6	864420	0450	05/29/01	665000	3800	0	11	1989	3	38988	N	N	3401 264TH AV SE
69-6	864422	0190	04/03/02	720250	3870	0	11	1994	3	17636	N	N	3532 262ND AV SE
69-6	712200	0050	03/07/02	540000	3890	0	11	1994	3	19789	N	N	23819 SE 44TH CT
69-6	869136	0070	03/01/01	769500	3990	0	11	1999	3	16417	N	N	26820 SE 14TH CT
69-6	869136	0830	07/10/01	754000	3990	0	11	2001	3	11893	N	N	1149 268TH WY SE
69-6	869133	0980	11/14/01	767500	4000	0	11	2001	3	11634	N	N	26555 SE 15TH ST
69-6	869133	0940	02/01/02	725000	4050	0	11	2001	3	10088	N	N	SE 15TH ST
69-6	869136	0030	03/13/01	791175	4060	0	11	2000	3	14769	N	N	1418 268TH WY SE
69-6	869136	0770	02/07/01	833389	4060	0	11	2000	3	13424	N	N	1105 268TH WY SE

Improved Sales Used In This Physical Inspection Analysis
Area 69

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
69-6	869133	0970	09/04/01	775000	4110	0	11	2001	3	14401	N	N	26558 SE 15TH ST
69-6	869133	0950	09/25/01	705000	4120	0	11	2001	3	10138	N	N	26568 SE 15TH ST
69-6	864421	0560	04/09/02	660000	4210	0	11	1991	3	16837	N	N	3335 258TH AV SE
69-6	009800	0880	04/09/02	975000	4220	0	11	2001	3	17679	Y	N	2436 277TH AV SE
69-6	864422	0210	04/25/02	1200000	5750	0	12	1992	3	51836	N	N	3508 262ND AV SE
35-2	865161	970	06/28/02	694950	3500	0	9	2001	3	13578	N	N	2439 204th Terr NE
35-2	865161	1770	06/11/02	694950	3940	0	9	2002	3	13629	N	N	3054 205th Ct NE
35-2	865161	1860	12/04/02	813330	3170	730	10	2002	3	9587	N	N	20423 NE 31st St
35-2	865161	1820	10/29/01	800000	3260	0	10	2001	3	11946	N	N	20453 NE 31st St
35-2	865161	990	06/20/02	689112	3970	0	10	2002	3	11112	N	N	2431 204th Terr NE
35-2	865161	1780	06/11/02	860000	4490	0	10	2002	3	16531	N	N	3048 205th Ct NE
35-2	865161	900	03/17/00	849000	3080	1040	11	1999	3	9933	N	N	2519 204th Terr NE
35-2	865161	910	09/27/00	1349930	4040	1360	11	2000	3	12025	Y	N	2513 204th Terr NE
35-2	865161	870	07/21/00	978950	4290	0	11	2000	3	13937	N	N	2723 204th Ln NE
35-2	865161	950	08/17/00	1202300	4595	0	11	2000	3	12102	Y	N	2451 204th Terr NE

Improved Sales Removed From This Physical Inspection Analysis
Area 69

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	022406	9194	37585	105930	NO MARKET EXPOSURE;
5	032406	9011	37293	10500	NO MARKET EXPOSURE;
5	032406	9061	37018	265000	CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX;
5	032406	9109	37201	1641665	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
5	042406	9131	37040	259950	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
5	042406	9183	37539	379000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	042406	9194	12/5/02	565000	CHANGE AFTER SALE
5	042406	9222	36963	255000	FORCED SALE;
5	054910	0075	37364	200000	TEAR DOWN;
5	054910	0085	37077	325000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	062940	0330	37368	72300	TRADE; STATEMENT TO DOR;
5	092406	9008	36966	400000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
5	092406	9060	37230	309000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	092406	9137	37361	225000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT
5	092406	9166	37008	80000	MULTI-PARCEL SALE;
5	092406	9202	37008	80000	MULTI-PARCEL SALE;
5	092406	9283	37365	279900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	092406	9291	36935	435000	NON-REPRESENTATIVE SALE;
5	102406	9089	37042	525000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
5	102406	9100	36928	266000	DIVORCE; NON-REPRESENTATIVE SALE;
5	112406	9037	37524	10000	NO MARKET EXPOSURE;
5	217750	0255	11/29/01	1275000	CHANGE AFTER SALE
5	217750	0380	37165	430000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	278210	0270	37139	160692	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
5	422125	0470	37606	305000	NON-REPRESENTATIVE SALE;
5	422125	0520	37521	388503	MULTI-PARCEL SALE;
5	540650	0160	37084	333500	NON-REPRESENTATIVE SALE;
5	540650	0190	37223	356000	NON-REPRESENTATIVE SALE;
5	540650	0610	37253	344000	NON-REPRESENTATIVE SALE;
5	572650	0050	37312	368750	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	679100	0320	37138	280000	NON-REPRESENTATIVE SALE;
5	679110	0080	37155	285000	NON-REPRESENTATIVE SALE;
5	679110	0400	37263	215000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	679110	0420	37066	250000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	697994	0100	37525	495000	BANKRUPTCY - RECEIVER OR TRUSTEE;
5	697994	0190	37525	495000	BANKRUPTCY - RECEIVER OR TRUSTEE;
5	716760	0200	37419	440000	NON-REPRESENTATIVE SALE;
5	719780	0080	37600	1040000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	719780	0240	36952	220000	MULTI-PARCEL SALE;
5	730020	0130	37327	370000	FORCED SALE;

Improved Sales Removed From This Physical Inspection Analysis
Area 69

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	809980	0760	37049	10000	GOVERNMENT AGENCY;
5	957803	0010	37446	160000	BUILDER OR DEVELOPER SALES;
5	957803	0040	37446	160000	BUILDER OR DEVELOPER SALES;
5	957803	0050	37446	160000	BUILDER OR DEVELOPER SALES;
5	957803	0060	37470	160000	BUILDER OR DEVELOPER SALES;
5	957803	0070	37554	320000	BUILDER OR DEVELOPER SALES;
5	957803	0120	37554	320000	BUILDER OR DEVELOPER SALES;
5	957803	0130	37554	320000	BUILDER OR DEVELOPER SALES;
5	957803	0140	37554	320000	BUILDER OR DEVELOPER SALES;
6	009800	0890	11/19/02	947925	% COMPLETE
6	115000	0420	37424	408000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	280600	0440	37321	79620	DIVORCE; RELATED PARTY, FRIEND, OR NEIGHBOR;
6	327692	0260	37061	451413	RESIDUAL SALES;
6	327692	0600	37610	169299	PARTIAL INTEREST (1/3, 1/2, Etc.);
6	327694	0090	37595	435000	ASSUMPTION OF MORTGAGE W/NO ADDL CONSIDER
6	352730	0030	12/12/01	541000	% COMPLETE
6	352900	0060	37386	270000	BANKRUPTCY - RECEIVER OR TRUSTEE;
6	390490	2620	37193	435000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	390493	0240	37426	271660	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	390493	0420	37301	276000	DIVORCE;
6	390497	0350	37396	289500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	390498	0330	37448	135566	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	390503	0420	37277	315000	BANKRUPTCY - RECEIVER OR TRUSTEE;
6	390510	0040	37133	131500	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY,
6	807835	0080	37392	270500	BANKRUPTCY - RECEIVER OR TRUSTEE;
6	869130	0220	37496	490000	RELOCATION - SALE BY SERVICE;
6	869130	0300	37329	466000	NON-REPRESENTATIVE SALE;
6	869135	0010	37477	495000	BANKRUPTCY - RECEIVER OR TRUSTEE;
6	869136	0260	37021	225331	QUIT CLAIM DEED; RELATED PARTY, FRIEND,
6	869136	0670	37237	590000	NON-REPRESENTATIVE SALE;

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between sub-areas, grades, living area, and age of homes. In addition the resulting assessment level is 99.7%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2002 and 2003 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended valuations for the 2003 assessment year (taxes payable in 2004) results in an average total change from the 2002 assessments of +3.9%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 69 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 99.7.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
4	1	0.908	1.074	18.2%	N/A	N/A
5	1	1.116	0.994	-10.9%	N/A	N/A
6	3	0.940	0.886	-5.8%	0.601	1.170
7	72	0.921	0.971	5.5%	0.948	0.995
8	516	0.934	0.999	7.0%	0.995	1.004
9	292	0.978	1.010	3.3%	1.003	1.017
10	241	0.979	0.995	1.6%	0.986	1.003
11	63	1.008	0.986	-2.2%	0.967	1.005
12	9	1.232	0.979	-20.5%	0.897	1.062
13	1	0.955	0.959	0.4%	N/A	N/A
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
1919-1960	13	0.863	1.004	16.4%	0.943	1.065
1960-1980	90	0.935	1.014	8.4%	0.991	1.036
1981-1990	322	0.958	0.997	4.1%	0.990	1.004
1991-1995	210	0.967	0.995	2.9%	0.988	1.002
1996-2000	271	0.996	0.992	-0.4%	0.984	.999
2001-2002	291	0.970	1.000	3.0%	0.994	1.005
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
Fair	7	0.961	1.013	5.4%	0.913	1.112
Average	1142	0.974	0.997	2.4%	0.994	1.001
Good	36	0.916	0.991	8.2%	0.954	1.028
Very Good	12	0.814	0.998	22.5%	0.964	1.032
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
1	107	0.938	1.007	7.3%	0.987	1.026
1.5	10	1.036	1.014	-2.1%	0.941	1.088
2	1079	0.973	0.996	2.4%	0.993	1.000
2.5	1	1.057	1.055	-0.2%	N/A	N/A

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 99.7.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

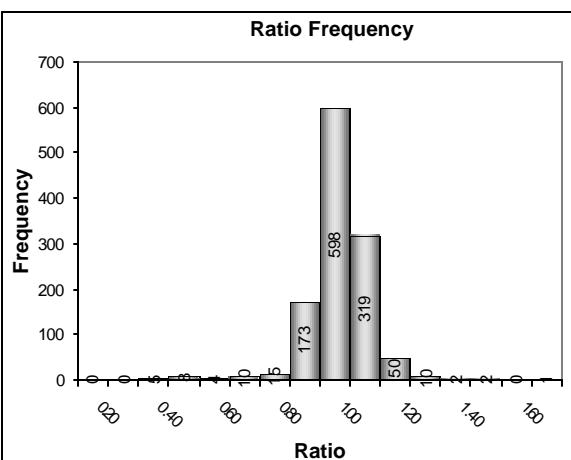
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
860-1800	177	0.931	0.993	6.7%	0.982	1.005
1801-2100	184	0.942	1.000	6.1%	0.990	1.009
2101-2500	250	0.950	1.003	5.6%	0.996	1.010
2501-3000	268	0.957	1.010	5.5%	1.003	1.016
3001-3300	119	1.002	1.008	0.6%	0.997	1.019
3301-4000	147	0.976	0.975	-0.1%	0.965	0.986
4001-7660	52	1.069	0.986	-7.8%	0.967	1.005
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
N	1161	0.973	0.997	2.5%	0.993	1.001
Y	36	0.932	1.003	7.6%	0.979	1.027
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
N	1182	0.973	0.997	2.6%	0.994	1.001
Y	15	0.876	1.005	14.7%	0.963	1.047
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
5	547	0.972	1.002	3.1%	0.996	1.008
6	650	0.970	0.993	2.4%	0.989	0.997
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
2947-4500	121	0.942	1.006	6.9%	0.998	1.014
4501-5500	142	0.929	1.008	8.4%	0.999	1.016
5501-6500	126	0.939	0.999	6.5%	0.990	1.008
6501-7500	144	0.975	1.005	3.1%	0.996	1.014
7501-9500	194	0.974	1.005	3.2%	0.997	1.014
9501-11000	122	0.987	0.998	1.1%	0.989	1.008
11001-15000	142	0.957	0.983	2.8%	0.973	0.994
15001-30000	123	1.014	0.975	-3.9%	0.959	0.990
30001-260000	83	0.991	1.013	2.2%	0.990	1.036

2002 Improved Parcel Ratio Analysis

Before

District/Team: NE / Team - 2	Lien Date: 01/01/2002	Date of Report: 5/22/2003	Sales Dates: 1/2001-12/2002
Area 69- Sammamish Plateau	Analyst ID: JPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i>	1197		
<i>Mean Assessed Value</i>	418,100		
<i>Mean Sales Price</i>	430,700		
<i>Standard Deviation AV</i>	216,317		
<i>Standard Deviation SP</i>	186,947		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.963		
<i>Median Ratio</i>	0.970		
<i>Weighted Mean Ratio</i>	0.971		
UNIFORMITY			
<i>Lowest ratio</i>	0.339		
<i>Highest ratio:</i>	1.624		
<i>Coefficient of Dispersion</i>	7.04%		
<i>Standard Deviation</i>	0.106		
<i>Coefficient of Variation</i>	11.03%		
<i>Price Related Differential (PRD)</i>	0.992		
RELIABILITY			
<i>95% Confidence: Median</i>			
<i>Lower limit</i>	0.965		
<i>Upper limit</i>	0.975		
<i>95% Confidence: Mean</i>			
<i>Lower limit</i>	0.957		
<i>Upper limit</i>	0.969		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	6334		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.106		
<i>Recommended minimum:</i>	18		
<i>Actual sample size:</i>	1197		
<i>Conclusion:</i>	OK		
NORMALITY			
<i>Binomial Test</i>			
<i># ratios below mean:</i>	550		
<i># ratios above mean:</i>	647		
<i>Z:</i>	2.804		
<i>Conclusion:</i>	Non-normal		



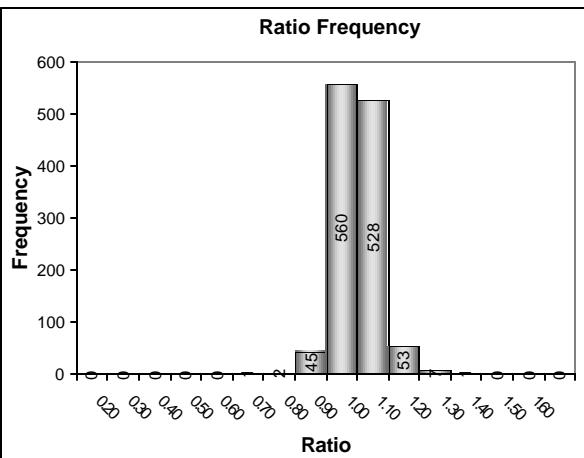
COMMENTS:

1 to 3 Unit Residences throughout area 69

2003 Improved Parcel Ratio Analysis

After

District/Team: NE / Team 2	Lien Date: 01/01/2003	Date of Report: 5/22/2003	Sales Dates: 1/2001 - 12/2002
Area 69 - Sammamish Plateau	Analyst ID: JPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 1197 Mean Assessed Value 429,500 Mean Sales Price 430,700 Standard Deviation AV 181,097 Standard Deviation SP 186,947			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 1.001 Median Ratio 0.999 Weighted Mean Ratio 0.997			
UNIFORMITY			
Lowest ratio 0.662 Highest ratio: 1.366 Coefficient of Dispersion 4.82% Standard Deviation 0.064 Coefficient of Variation 6.38%			
Price Related Differential (PRD) 1.004			
RELIABILITY			
95% Confidence: Median Lower limit 0.994 Upper limit 1.003			
95% Confidence: Mean Lower limit 0.998 Upper limit 1.005			
SAMPLE SIZE EVALUATION			
N (population size) 6443 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.064 Recommended minimum: 7 Actual sample size: 1197 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 614 # ratios above mean: 583 Z: 0.896 Conclusion: Normal* <i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 69

Both assessment level and uniformity have been improved by application of the recommended values.

USPAP Compliance

Client and Intended Use of the Appraisal:

This summary mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a summary mass appraisal report as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Cards, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-12-330 REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is

being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year.
[1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Special assumptions and limiting conditions:

That no opinion as to title is rendered. Data on ownership and the legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions unless shown on the maps or property record cards. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.

That no engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.

That rental areas herein discussed have been calculated in accord with standards developed by the American Standards Association as included in Real Estate Appraisal Terminology.

That the projections included in this report are utilized to assist in the valuation process and are based on current market conditions, anticipated short term supply and demand factors, and a continued stable economy. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.

That no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.

That the appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in our analysis to any potential diminution in value should such hazardous materials be found. We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.

That no opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.

That maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.

Exterior inspections were made of all properties however, due to lack of access few received interior inspections.

The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.

We appraise fee simple interest in every property. Unless shown on the Assessor's parcel maps, we do not consider easements as adversely affecting property value.

We have attempted to segregate personal property from the real estate in our appraisals.

We have not appraised movable equipment or fixtures as part of the real estate. We have appraised identifiable permanently fixed equipment with the real estate in accordance with RCW 84.04.090 and WAC 458-12-010.

We have considered the effect of value of those anticipated public and private improvements of which we have common knowledge. We can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.

The appraisers have no personal interest or bias toward any properties that they appraise.

Departure Provisions:

Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception

SR 6-2 (g)

The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions , encumbrances, leases, reservations , covenants, contracts, declarations and special assessments. The mass

appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.



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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2003

TO: Residential Appraisers

A handwritten signature in black ink that reads "Scott Noble".

FROM: Scott Noble, Assessor

SUBJECT: 2003 Revaluation for 2004 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2003. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2003. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr